

Miss Katharine Ayres
mbds
Unit 1G
Chelsea Reach
78-89 Lots Road
London
SW10 0RN

Application Ref: **2012/0219/A**
Please ask for: **Joe Purcell**
Telephone: **020 7974 4703**

20 February 2012

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990
Town and Country Planning (Control of Advertisements) (England) Regulations 2007

Advertisement Consent Granted

Address:
32 Parkway
London
NW1 7AH

Proposal:

Display of two retractable awnings, an externally illuminated fascia sign, two internally illuminated menu box signs, and an externally illuminated hanging sign.

Drawing Nos: Site Location Plan; Drawing No(s) EL-00; GA-G-01; EL-01-P Rev A;

The Council has considered your application and decided to grant consent subject to the following condition(s):

Conditions and Reasons:

- 1 No advertisement is to be displayed without the permission of the owner of the site or any other person with an interest in the site entitled to grant permission.

Reason: - As required by regulation 2(1) and Schedule 2 of the Town & Country Planning (Control of Advertisements) (England) Regulations 2007.

- 2 No advertisement shall be sited or displayed so as to



- (a) endanger persons using any highway, railway, waterway, dock, harbour or aerodrome (civil or military);
- (b) obscure, or hinder the ready interpretation of any traffic sign, railway signal or aid to navigation by water or air; or
- (c) hinder the operation of any device used for the purpose of security or surveillance or for measuring the speed of any vehicle

Reason: - As required by regulation 2(1) and Schedule 2 of the Town & Country Planning (Control of Advertisements) (England) Regulations 2007.

- 3 Any advertisement displayed and any site used for the display of advertisements, shall be maintained in a condition that does not impair the visual amenity of the site.

Reason: - As required by regulation 2(1) and Schedule 2 of the Town & Country Planning (Control of Advertisements) (England) Regulations 2007.

- 4 Any structure or hoarding erected or used principally for the purpose of displaying advertisements shall be maintained in a safe condition.

Reason: - As required by regulation 2(1) and Schedule 2 of the Town & Country Planning (Control of Advertisements) (England) Regulations 2007.

- 5 Where an advertisement is required under these Regulations to be removed, the site shall be left in a condition that does not endanger the public or impair visual amenity.

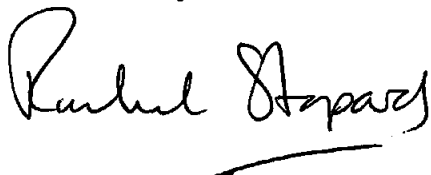
Reason: - As required by regulation 2(1) and Schedule 2 of the Town & Country Planning (Control of Advertisements) (England) Regulations 2007.

Informative(s):

1

Your attention is drawn to the notes attached to this notice which tell you about your Rights of Appeal and other information.

Yours faithfully



Rachel Stopard
Director of Culture & Environment

It's easy to make, pay for, track and comment on planning applications on line. Just go to www.camden.gov.uk/planning.

Delegated Report

Expiry Date:

15/02/2012

Officer

Joe Purcell

Application Number(s)

2012/0219/A

Application Address

32 Parkway
London
NW1 7AH

Application Type

Advertisement Consent

1st Signature2nd Signature
(If refusal)

Conservation

Recommendation(s)



Grant Advertisement Consent

Proposal(s)

Display of two retractable awnings, an externally illuminated fascia sign, two internally illuminated menu box signs, and an externally illuminated hanging sign.

Consultations

Summary of consultation
responses:

Site Description

The application site is a ground floor restaurant in a 3-storey mid-terrace property located on the northern side of Parkway. The first and second floor belong to the restaurant and are used as storage/staff areas. The site is located within Camden Town Centre and Camden Town Conservation Area.

Relevant History

AEX0000904 Amendments to existing externally illuminated fascia sign,

Granted 19/03/2001

PEX0000903 Installation of a new shopfront,

Granted 19/03/2001

9280108 Display of 2 illuminated vertical signs measuring 1950mmx 400mm located at first floor level

Granted 21/01/1993

Relevant policies

LDF Core Strategy and Development Policies

CS5 – Managing the impact of growth

CS14 – Promoting high quality places and conserving our heritage

DP24 – Securing high quality design

DP25 – Conserving Camden's Heritage

DP26 – Managing the impact of development on occupiers and neighbours

Town and Country Planning (Control of Advertisements) (England) Regulations 2007
Camden Planning Guidance 2011 (as amended)

Assessment

Amended Drawings

An amended drawing was received on 20/2/2012 to show an alternative location for the proposed hanging sign. It was initially proposed to install the hanging sign above fascia level which is unacceptable in terms of Camden Planning Guidance. The sign will now be located at fascia level as shown on the amended drawing.

Proposal

It is proposed to install the following advertisements:

- Two retractable canvas awnings measuring 4.1m in length, 1.22m height and projecting 1.2m from the restaurant façade. The awnings would be black and white striped in colour with grey text containing the name of the business that would measure 0.3m in height.
- An externally illuminated fascia sign measuring 8m in length x 0.4m in height located 2.96 m above ground floor level. The timber fascia board would have the restaurant name painted Farrow and Ball with a light grey background, the lettering would be 0.25m high. The wording would be illuminated by 2 spot lights with an illuminance level of 200cd/m.
- An externally illuminated hanging sign measuring 0.8m in length x 1m in height x 0.4m deep, the sign would have a total projection from the restaurant elevation of 1.20m and would be 3.4m above ground level. The sign would be timber painted with restaurant name painted Farrow and Ball with a light grey background, the lettering would be 0.1m high. The wording would be illuminated by 1 spot light with an illuminance level of 200cd/m.
- Two internally illuminated menu boxes measuring 0.38m in length x 0.64m in height and projecting 0.06m from the shop façade. The boxes would have a bronze case and the menus would have a white background with blue/grey lettering. The wording would be illuminated by 2 spot lights with an illuminance level of 200cd/m.

Visual Amenity:

Awning: The awnings have been designed to fit proportionally over the two front sets of doors and are not considered to appear overly disruptive to the façade. The principle of awnings has been established in The Parade with a number of examples in close vicinity. On the basis the awnings are a prevalent feature in this locality, that the awnings have been designed to respect the proportions of the host building the proposed awnings are not considered to harm the character and appearance of the host building or the conservation area and are considered acceptable.

Fascia/Hanging Sign/Box Sign: The position of the hanging sign has been amended and will now be located at fascia level which is preferable and acceptable in terms of Camden Planning Guidance. The sign will incorporate two spots illuminating each side of the sign, this is considered a preferred option of illumination rather than internal illumination as it is subtle in design. The fascia sign constructed of timber is of simple design and again externally illuminated which again is considered acceptable in design. The menu signs are subordinate in size and considered acceptable in design. The proposed signage would not be visually intrusive and would be in keeping with the character of the conservation area.

Public Safety

The location of the signage is not considered harmful to either pedestrian or vehicle traffic. The proposal therefore raises no public safety concerns.

Recommendation:

Grant Advertisement Consent

Correspondence list

Application Number 2012/0219/A

Site Address: 32 Parkway
London
NW1 7AH

mbds Unit 1G
Chelsea Reach
78-89 Lots Road
London
SW10 0RN

mbds Unit 1G
Chelsea Reach
78-89 Lots Road
London
SW10 0RN

Heavey, Eimear

From: Katharine Ayres [katharine@mbds.com]
Sent: 20 February 2012 10:57
To: Heavey, Eimear
Subject: RE: 32 Parkway advert application
Attachments: 37811-EL-01-P_A.pdf

Hi Eimear,

Please see attached the hanging sign showing at fascia level in accordance with the current guidelines, as recommended.

If there is any further information required please let me know.

Kind regards,
Katharine

From: Heavey, Eimear [mailto:Eimear.Heavey@camden.gov.uk]
Sent: 14 February 2012 11:57
To: Katharine Ayres
Subject: RE: 32 Parkway advert application

Dear Katharine,
I don't think this is appropriate as it appears to be at odds with the existing fascia level and does not adhere with our current guidance (CPG1 Design, para 8.7). I appreciate there are signs above fascia level along this street but this is not a reason to go against our guidance, especially in a conservation area.

Regards,

Eimear Heavey
Senior Planning Officer

Telephone: 020 7974 2949

From: Katharine Ayres [mailto:katharine@mbds.com]
Sent: 10 February 2012 11:35
To: Heavey, Eimear
Subject: RE: 32 Parkway advert application

Hi Eimear,

Following our telephone conversation, please see attached the revised elevations with the lowered hanging sign.

I look forward to your comments.

Many thanks,
Katharine

From: Heavey, Eimear [mailto:Eimear.Heavey@camden.gov.uk]

20/02/2012

Sent: 09 February 2012 17:30
To: Katharine Ayres
Subject: 32 Parkway advert application

Dear Katharine,

I am checking this application today – however I cant yet approve it due to the fact that the hanging sign is located above fascia level. Could I please have an amended drawing which shows the hanging sign at a lower level, ie fascia level. I will then be in a position to grant advert consent.

You can forward the revised drawing directly to this email address prior to Feb 15th.

Best regards,

Eimear Heavey
Senior Planning Officer
Regeneration and Planning
Culture and Environment
London Borough of Camden

Telephone: 020 7974 2949
Web: camden.gov.uk

6th
Town Hall Extension (Development Management)
Argyle Street
London WC1H 8ND

Please consider the environment before printing this email.

Planning Services
Camden Town Hall
Argyle Street
London WC1H 8EQ

Email (enquiries only): env.devcon@camden.gov.uk
Telephone : 020 7974 1911
Fax : 020 7974 5713

For office use
Date
Payee
App. No. Fee

**Application for consent to display an advertisement(s).
Town and Country Planning (Control of Advertisement) Regulations 2007**

Publication of applications on planning authority websites.

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

1. Applicant Name, Address and Contact Details

Title: First name: Surname:

Company name:

Street address:

Town/City:

County:

Country:

Postcode:

Telephone number:	Country Code	National Number	Extension Number
<input type="text"/>	<input type="text" value="020"/>	<input type="text" value="32067940"/>	<input type="text"/>
Mobile number:	<input type="text"/>	<input type="text"/>	<input type="text"/>
Fax number:	<input type="text"/>	<input type="text"/>	<input type="text"/>

Email address:

Are you an agent acting on behalf of the applicant? Yes No

2. Agent Name, Address and Contact Details

Title: First Name: Surname:

Company name:

Street address:

Town/City:

County:

Country:

Postcode:

Telephone number:	Country Code	National Number	Extension Number
<input type="text"/>	<input type="text"/>	<input type="text" value="0207 376 7555"/>	<input type="text"/>
Mobile number:	<input type="text"/>	<input type="text"/>	<input type="text"/>
Fax number:	<input type="text"/>	<input type="text"/>	<input type="text"/>

Email address:

 **COPY**

2012/0219/A 

3. Site Address Details

Full postal address of the site (including full postcode where available)

House:	<input type="text" value="32"/>	Suffix:	<input type="text"/>
House name:	<input type="text"/>		
Street address:	<input type="text" value="PARKWAY"/>		
Town/City:	<input type="text" value="LONDON"/>		
County:	<input type="text"/>		
Postcode:	<input type="text" value="NW1 7AH"/>		

Description:

Description of location or a grid reference
(must be completed if postcode is not known):

Easting:	<input type="text" value="528792"/>
Northing:	<input type="text" value="183805"/>

4. Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

Yes No

5. Neighbour and Community Consultation

Have you consulted your neighbours or the local community about the proposal?

Yes No

6. Authority Employee/Member

With respect to the Authority, I am:

- (a) a member of staff
- (b) an elected member
- (c) related to a member of staff
- (d) related to an elected member

Do any of these statements apply to you?

Yes No

7. Type of Proposed Advertisement(s)

Please describe the proposed advertisement(s):

2x RETRACTABLE AWNINGS; AN EXTERNALLY LIT PAINTED FASCIA SIGN WITH PAINTED LETTERING; 2X INTERNALLY LIT MENU BOXES; AN EXTERNALLY LIT HANGING SIGN.

How many of the following type of advertisements are you applying for?

Fascia sign(s) Projecting or hanging sign(s) Hoarding(s) Other

Please describe:

2x RETRACTABLE AWNINGS AND 2X INTERNALLY LIT MENU BOXES

8. Location of Advertisement(s)

Is the advertisement(s) you are applying for already in place?

Yes No

Is an existing advertisement(s) to be removed and replaced by the advertisement(s) in this proposal?

Yes No Not Applicable

If Yes to either or both above, please show the existing sign(s) on an elevation drawing or photograph and state the references for the drawing(s) or photograph(s).

Will the proposed advertisement(s) project over a footpath or other public highway?

Yes No

9. Advertisement(s) Period

Please state the period of time for which consent is sought for the advertisement

From: To:

10. Interest in the Land

Does the applicant own the land or buildings where the adverts are to be placed?

Yes No

If No, has the permission of the owner or any other person entitled to give permission for the display of an advertisement been obtained?

Yes No

11 (a). Details of Proposed Advertisement(s) - Fascia Sign

What is the height from the ground to the base of the advertisement (In metres)?

2.960 m

What is the maximum projection of the advertisement from face of building (In metres)?

0 m

What are the dimensions of the proposed advertisement?

Height: 0.4 x Width: 8 x Depth: 0.05 metres

What materials will the sign be made of?

Painted lettering on painted timber fascia board.

What is the maximum height of any of the individual letters and symbols (In centimetres)?

250 cm

The colour of text and background:

Painted lettering in Farrow and Ball 'LIGHT GREY, background to be painted farrow and ball 'RAILINGS 31 U/C 26'

Will the sign be illuminated? Yes No

Will the sign be illuminated internally or externally? Internally Externally

Illuminance Levels: 200 cd/m

Will the illumination be static or intermittent? Static Intermittent

11 (b). Details of Proposed Advertisement(s) - Hanging Sign

What is the height from the ground to the base of the advertisement (In metres)?

3.5 m

What is the maximum projection of the advertisement from face of building (In metres)?

1.25 m

What are the dimensions of the proposed advertisement?

Height: 1 x Width: 0.8 x Depth: 0.4 metres

What materials will the sign be made of?

Timber with painted finish

What is the maximum height of any of the individual letters and symbols (In centimetres)?

10 cm

The colour of text and background:

Background to be painted farrow and ball 'RAILINGS 31 U/C 26' with PANTONE 'warm grey' text

Will the sign be illuminated? Yes No

Will the sign be illuminated internally or externally? Internally Externally

Illuminance Levels: 200 cd/m

Will the illumination be static or intermittent? Static Intermittent

11 (d). Details of Proposed Advertisement(s) - Other Sign

What is the height from the ground to the base of the advertisement (In metres)?

2.4 m

What is the maximum projection of the advertisement from face of building (In metres)?

1.2 m

What are the dimensions of the proposed advertisement?

Height: 1.2 x Width: 4.1 x Depth: 1.2 metres

What materials will the sign be made of?

Fabric Spec:BYR 4588/99 crystal white, charcoal black from Herstella

What is the maximum height of any of the individual letters and symbols (In centimetres)?

300 cm

The colour of text and background:

Fabric striped crystal white and charcoal black with painted lettering in Farrow and Ball 'RAILINGS' with white outline

Will the sign be illuminated? Yes No

Will the sign be illuminated internally or externally? Internally Externally

Illuminance Levels: 200 cd/m

Will the illumination be static or intermittent? Static Intermittent

11 (d). Details of Proposed Advertisement(s) - Other Sign

What is the height from the ground to the base of the advertisement (in metres)? m

What is the maximum projection of the advertisement from face of building (in metres)? m

What are the dimensions of the proposed advertisement? Height: x Width: x Depth: metres

What materials will the sign be made of?

What is the maximum height of any of the individual letters and symbols (in centimetres)? cm

The colour of text and background:

Will the sign be illuminated? Yes No

Will the sign be illuminated internally or externally? Internally Externally ✓

Illuminance Levels: cd/m

Will the illumination be static or intermittent? Static Intermittent

11 (d). Details of Proposed Advertisement(s) - Other Sign

What is the height from the ground to the base of the advertisement (in metres)? m

What is the maximum projection of the advertisement from face of building (in metres)? m

What are the dimensions of the proposed advertisement? Height: x Width: x Depth: metres

What materials will the sign be made of?

What is the maximum height of any of the individual letters and symbols (in centimetres)? cm

The colour of text and background:

Will the sign be illuminated? Yes No

Will the sign be illuminated internally or externally? Internally Externally

Illuminance Levels: cd/m

Will the illumination be static or intermittent? Static Intermittent

11 (d). Details of Proposed Advertisement(s) - Other Sign

What is the height from the ground to the base of the advertisement (in metres)? m

What is the maximum projection of the advertisement from face of building (in metres)? m

What are the dimensions of the proposed advertisement? Height: x Width: x Depth: metres

What materials will the sign be made of?

What is the maximum height of any of the individual letters and symbols (in centimetres)? cm

The colour of text and background:

Will the sign be illuminated? Yes No

Will the sign be illuminated internally or externally? Internally Externally

Illuminance Levels: cd/m

Will the illumination be static or intermittent? Static Intermittent

12. Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land? Yes No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact? (Please select only one)

The agent The applicant Other person

13. Declaration

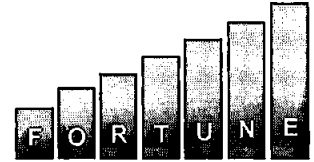
I/we hereby apply for planning permission/consent as described in this form and the accompanying plans/drawings and additional information.



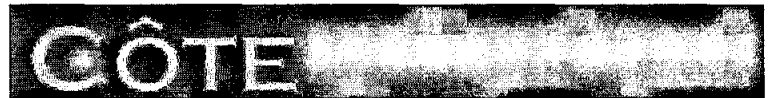
Date

FORTUNE


The Pastures, Taverners Lane, Atherstone, Warwickshire CV9 2BA
Tel: 07764 348 176 email: Christina@FORTUNEuk.org

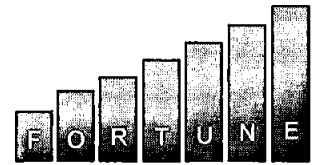


Design and Access Statement
for
CÔTE FRENCH RESTAURANT
32 Parkway, Camden NW1 7AH
December 2011



 COPY

2012/0210/A 



1. PRIMARY REFERENCE STANDARDS:

THE DISABILITY DISCRIMINATION ACT 1995

THE DISABILITY DISCRIMINATION ACT 2005

EQUALITY ACT 2010

BS 8300: 2009 THE DESIGN OF BUILDINGS AND THEIR APPROACHES TO MEET THE NEEDS OF DISABLED PEOPLE – A CODE OF PRACTICE

PLANNING & ACCESS FOR DISABLED PEOPLE: A GOOD PRACTICE GUIDE

APPROVED DOCUMENT TO PART M OF THE BUILDING REGULATIONS (2004)

For further references see the references section of the report.

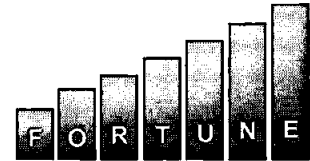
2. LIMITATIONS

This Access Statement covers the proposed fit out of the ground and first floor levels of an existing two storey 'NW1 bar to become a new Côte French Restaurant, at 32 Parkway, Camden, NW1 7AH. There is also a small basement that is to be used as a store and plant room. The second floor is to be used as a liquor and dry goods store, together with an office, there will be no customer access to the second floor accommodation.

There is no car parking associated with the property.

3. ISSUE

Date:	Status:	Issued To:
December 2011	Planning	Martin Brudnizki Design Studio



ACCESS STATEMENT

4. Introduction

Since 2006, Design and Access Statements are required to accompany all Planning Applications.

The Access part of the design and Access Statement looks at the access around the site and describes the basic provisions for access through the building circulation, for all users, including pedestrians, cyclists, vehicles and emergency services. The provisions for access for people with disabilities should be considered but should not be treated less favourably than others.

The approved document to part M of the Building Regulations 2004 give the design standard for inclusive buildings, this is supported by the British Standard 8300: 2009 for the design of buildings and their approaches to meet the needs of disabled people.

These documents allow provision for variations to the standards where this can be justified through the Access Statement.

The aim is that employees or visitors with disabilities are able to access the building and utilise the services and facilities available without discrimination or segregation.

5. Consultation

This access statement has been prepared by a competent person who is a Consultant member of the National Register of Access Consultants, and the design has been developed in consultation with employees with disabilities at various similar sites.

6. Use

The proposed French restaurant comprises of the ground and first floor levels of an existing three storey restaurant property. There are male and female customer toilet facilities located on the first floor level, together with the kitchen. The second floor level is not part of the proposed restaurant demise and will remain vacant; the basement is used as storage and plant room. There is no lift access to the first floor level. There is no public access to the basement or second floor levels. The second floor is to be used as a liquor and dry goods store, together with an office.

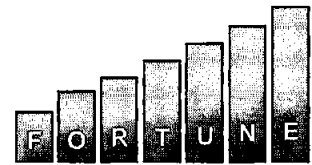
The existing unisex wheelchair accessible toilet for use by independent wheelchair users is provided for customers on the ground floor level. The layout is not ideal, but no changes are proposed to the existing facility.

7. Amount

There are no extensions proposed to the building footprint. The building floor area will be unchanged.

8. Layout

The building comprises of a ground floor level restaurant complete with an accessible toilet facility for customers and a bar. The first floor has a kitchen and male and female customer



toilets incorporating cubicles suitable for use by people with ambulant disabilities and sensory impairments.

The kitchen and associated stores are located within the first floor level. There are further stores in the basement, together with a plant room. The second floor level is used for liquor and dry goods store and an office. There is no customer access to these areas.

An effective evacuation policy is to be developed by the restaurant management to ensure the safe emergency evacuation of people with disabilities. Provisions are needed to assist the emergency alert and evacuation of people with sensory impairments.

9. Scale

The building is located in a busy street in the centre of Camden and is of similar scale to existing adjacent properties.

10. Landscaping

There is no landscaping associated with this property. There are number of mature trees in the street outside the restaurant that will not be affected by the proposals.

11. Appearance

The building design is typical of the building type and is similar to the style of other buildings in the vicinity. There is high level fascia signage to the ground floor level shopfront with a series of spotlights, and manifestation markings in the form of signage to the shop windows.

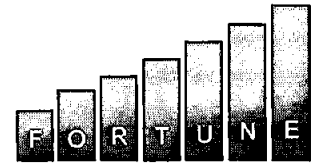
12. Heritage Statement

We note that this design proposal is within the conservation area of Camden. The proposal will not however have any impact on the conservation area as only minor alterations are to take place.

13. Vehicular and Transport Links

The restaurant is served by Camden Town Underground Station and Parkway (Stop CW) bus services 742 and C2.

The property is located on a public highway with double yellow lines outside the restaurant, there is no access to the rear for deliveries. Parking is limited in the street. There are no public car parking facilities within the immediate vicinity.



14. Inclusive Access

The building entrance off Parkway has a single step on the approach and a level entrance threshold. The existing double entrance door and lobby has a clear opening width of 1340mm in a single leaf, a Greeter is available to provide assistance to enable some customers to enter and leave the premises if required. There is an emergency exit door that is not accessible for wheelchair users without assistance. Portable ramps will be made available as appropriate to enable assisted access. The internal change in level on the ground floor will have contrasting handrails to both sides and a tapping rail at 100mm above the pitchline.

The accessible toilet on the ground floor level is existing and is not intended to be altered to improve access. The wheelchair accessible toilet is provided for the use of people with disabilities including people with sensory impairments. Signage should be provided at a height of 1200mm above floor level and should include both words and symbols with tactile features including Braille; the signage should contrast with the door surface finish and should not be reflective.

The audible fire alarm system is to be supplemented with visual beacons that have an operating strobe frequency not greater than 3Hz, a beacon should be located in the accessible toilet area.

The first floor level customer toilets comprise of two female cubicles, including ambulant accessible cubicles, and one single ambulant cubicle in the male toilets, each is suitable for use by people with ambulant disabilities and sensory impairments, incorporating grabrails and good tonal contrast between fittings and background surfaces. The audible fire alarm system is to be supplemented with visual beacons that have an operating strobe frequency not greater than 3Hz, a beacon should be located in each toilet area.

Provisions for staff with disabilities will be reviewed as necessary and reasonable adjustments made to accommodate the needs of specific individuals.

The basement is accessed via a staircase from the ground floor level. There is no lift available.

15. Generally

The availability of all facilities and equipment for disabled visitors should be clearly advertised at the building entrance or reception. All policies and procedures and website design are to be reviewed for equality in accessibility and diversity. All communications systems including telephones and emergency communications systems should be suitable for people with hearing loss, and may need to be used in conjunction with vibrating pagers. Consider using SMS or free Text Relay services for telephone communication with people with hearing and speech impairments. Textphone services are available within the accessories of Microsoft Office using the hyperterminal software.

There should be a range of seating available that includes some seating with arm supports, it should be possible for wheelchair users to access a range of table positions without obstruction and to access the toilets and other facilities. It should be possible to remove chairs to enable wheelchair users to access tables where table legs do not obstruct approach. The access routes between furniture and fittings should be at least 1200mm clear unobstructed routes.

Menus should be available in large print and staff should be prepared to read menus to people who have print disabilities. Staff will require disability awareness training. A policy should be introduced to enable people to use the restaurant with assistance dogs.



16. Conclusion

The design and construction of the scheme is proposed to achieve inclusive access to the site and buildings for people of all abilities for employees and visitors, within the limitations of safety and security specific to the nature of the service.

However, the accessibility of the building alone cannot achieve compliance with the Equality Act 2010 and the Disability Discrimination Act 1995 and 2005; and there are obligations on the occupier to achieve access for all users to the services, goods and facilities offered by the occupier and to make employment opportunities and vacancies available to people of all abilities. The accessible service will include the provision of training in disability awareness and etiquette to all employees, development of policies, practices and procedures to prevent discrimination and provision of equipment to enable access to all services for people with disabilities.

17. References

Department of the Environment, Transport and the Regions

Guidance on the Use of Tactile Paving Surfaces

http://www.dft.gov.uk/stellent/groups/dft_mobility/documents/page/dft_mobility_503283-16.hcsp

The Centre For Accessible Environments: 020 7234 0434 (London)

'Designing for Accessibility' - £15.00 (included within 'Access Audits' - £20.00)

'The Good Loo Guide'

'Personal Emergency Evacuation Plans' – The Northern Officer Group

RNIB Bookshop: 0113 214 4585 (Leeds)

'Building Sight'

'The Good Sign Guide'

HMSO: 0121 236 9696

The approved document to Part M of the Building Regulations (2004 edition)

British Standard BS EN 8300 – 'Design of Buildings and their Approaches to Meet the Needs of Disabled People'

The revised Code of Practice for The Disability Discrimination Act 1995: Access to Goods, Services and Facilities (available from the DRC website)

Disability Rights Commission Publications: Tel: 08457 622 633

Actions Speak Louder Than Words Video – 'TALK' (free)



Other Websites

BT/RNID Typetalk - www.mid-typetalk.org.uk

Disability Rights Commission – www.drc.org.uk

Centre for Accessible Environments – www.cae.org.uk

The Government Website on Disability – www.disability.gov.uk

Strobe Lighting - www.enlightenment.co.uk/frames/basic/w-strobe.htm

Website Accessibility - <http://aprompt.snow.utoronto.ca/>

18. Legislation

The Equality Act 2010

The Disability Discrimination Act 1995 & 2005

The Disability Discrimination (Meaning of Disability) Regulations 1996

The Disability Discrimination (Employment) Regulations 1996

The Disability Discrimination (Sub-leases and Sub-tenancies) Regulations 1996

The Disability Discrimination (Description of Insurance Services) Regulations 1999

The Disability Discrimination (Services and Premises) Regulations 1999

Disability Rights Commission Act 1999

The Disability Discrimination (Providers of Services) (Adjustment of Premises) Regulations 2001

Code of Practice for the elimination of discrimination in the field of employment against disabled persons or persons who have had a disability

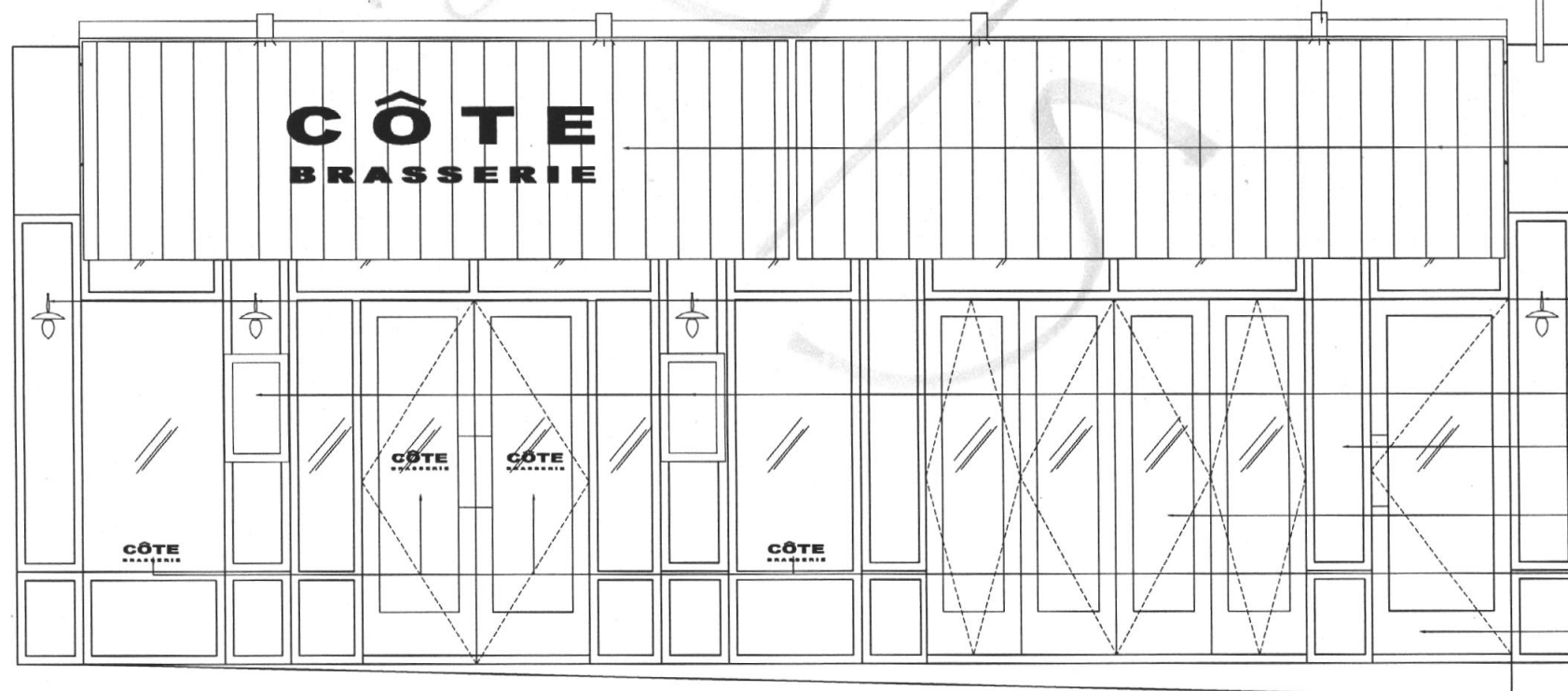
Code of Practice for Rights of Access to Goods, Facilities, Services and Premises 2002

Health and Safety (Workplace) Regulations 1992

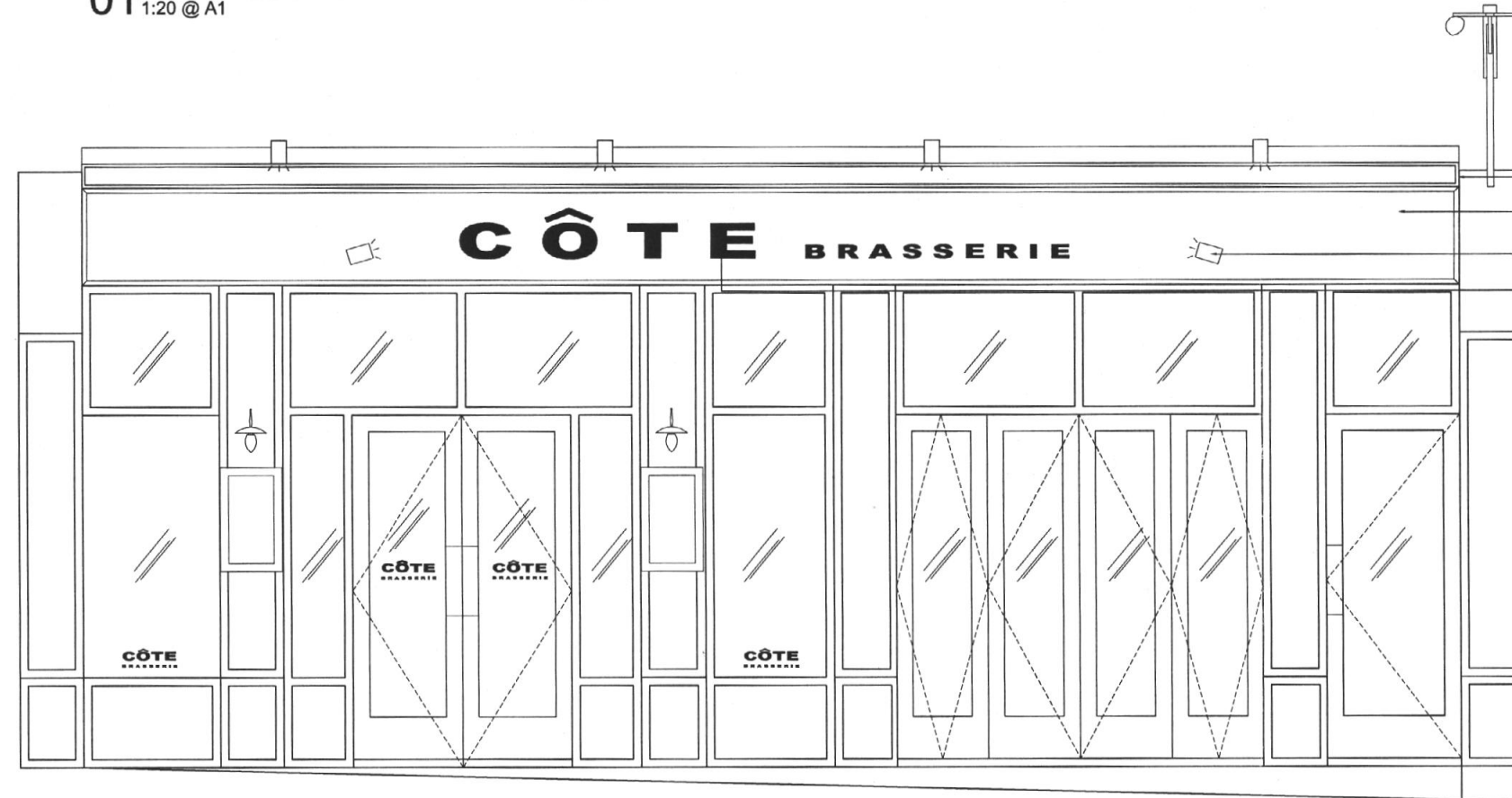
Code of Practice for Lighting At Work

The Energy Efficiency (Ballasts for Fluorescent Lighting) Regulations 2001

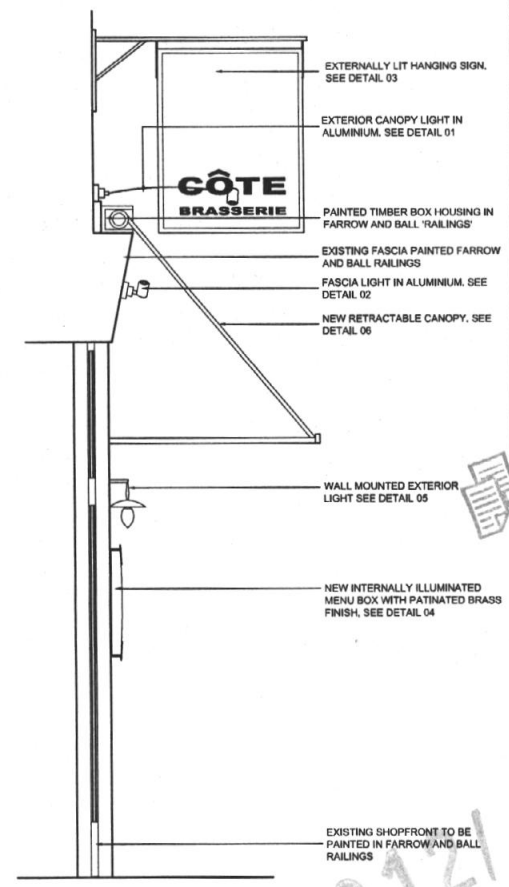
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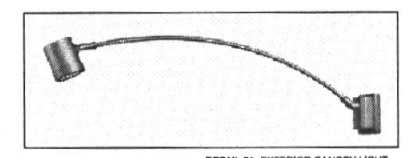
01 PROPOSED EXTERNAL ELEVATION- AWNINGS LOWERED
 1:20 @ A1



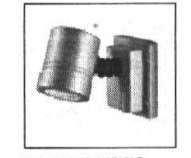
03 PROPOSED EXTERNAL ELEVATION- AWNINGS RETRACTED
 1:20 @ A1



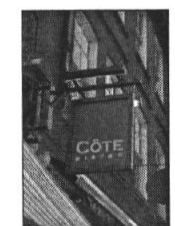
02 PROPOSED SECTION AA
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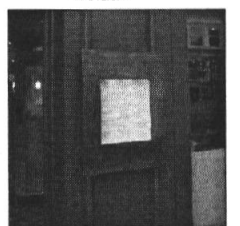
DETAIL 01: EXTERIOR CANOPY LIGHT



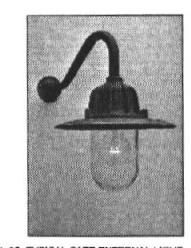
DETAIL 02: ADJUSTABLE SPOTLIGHT



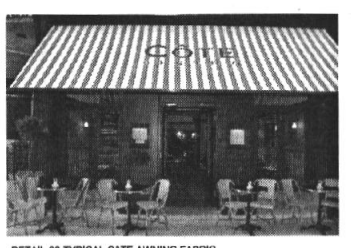
DETAIL 03: TYPICAL CÔTE HANGING SIGN



DETAIL 04: TYPICAL CÔTE MENU BOX



DETAIL 05: TYPICAL CÔTE EXTERNAL LIGHT



DETAIL 06 TYPICAL CÔTE AWNING FABRIC

REVISIONS

Rev.	Date	Comment

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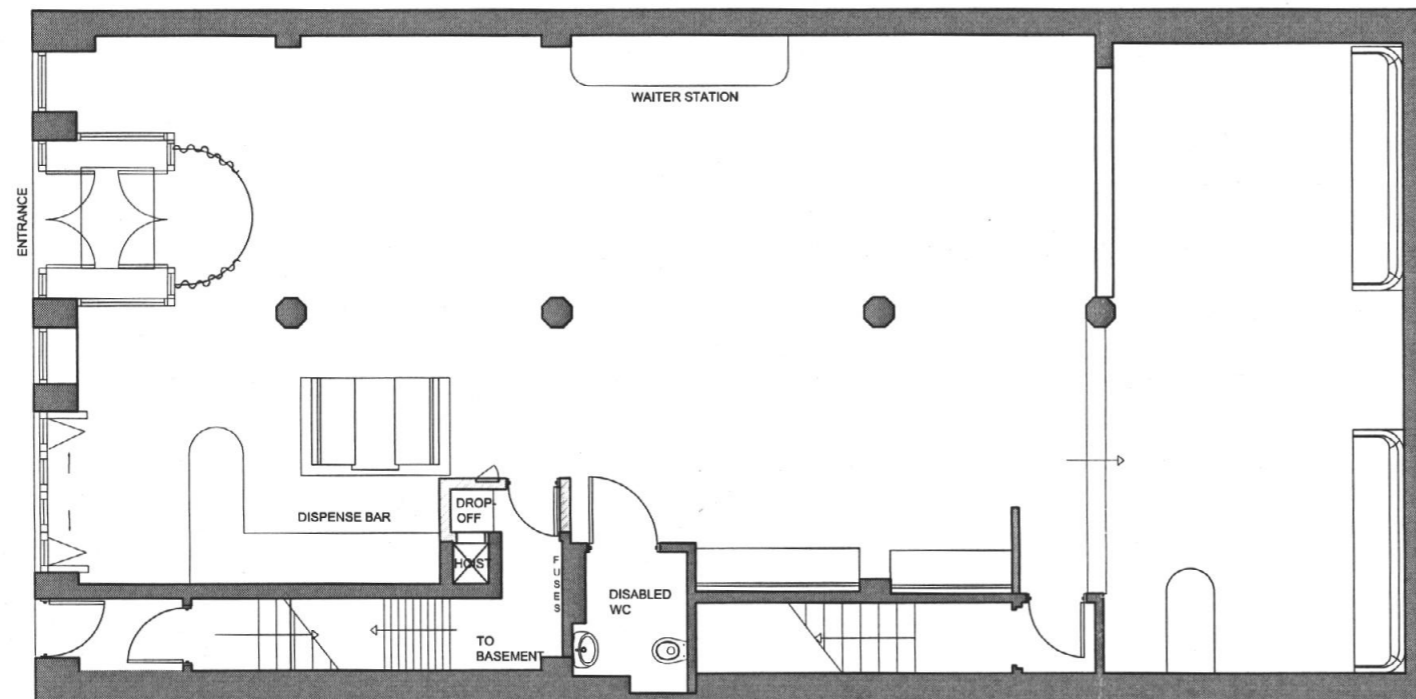
A1 Sheet PLANNING

Project
 CÔTE CAMDEN
 Title
 PROPOSED EXTERNAL ELEVATION
 Date 08.12.11 Scale 1:50
 Project No 37811
 Drwg No EL-01-P Rev. -

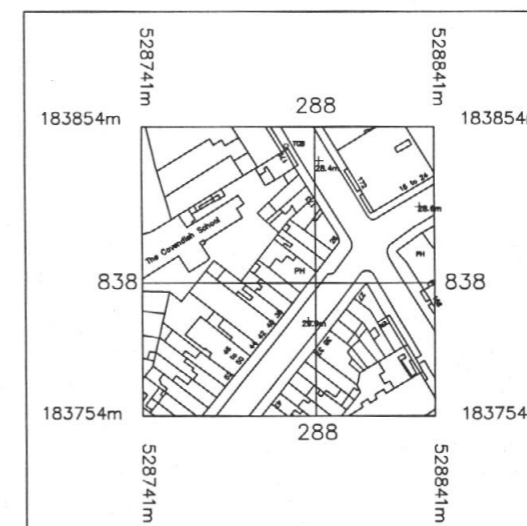
MARTIN BRUDNIZKI
 DESIGN STUDIO LTD
 Unit 1G Chelsea Reach
 79-89 Lots Road London SW10 0RN
 Tel +44 (0)20 7376 7555
 Fax +44 (0)20 7376 7444

COPY

2012/12 02191A



01 GROUND FLOOR PLAN
1:50 @ A1



02 LOCATION PLAN
1:1250 @ A1

20 0 20 40 60 80 100
Metres



PLANS APPROVED

20 FEB 2012
20 FEB 2012

REVISIONS		
Rev.	Date	Comment

COPY
2012/0219/A

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PLANNING

A1 Sheet

Project
CÔTE CAMDEN
Title
PROPOSED GROUND AND
LOCATION FLOOR PLAN

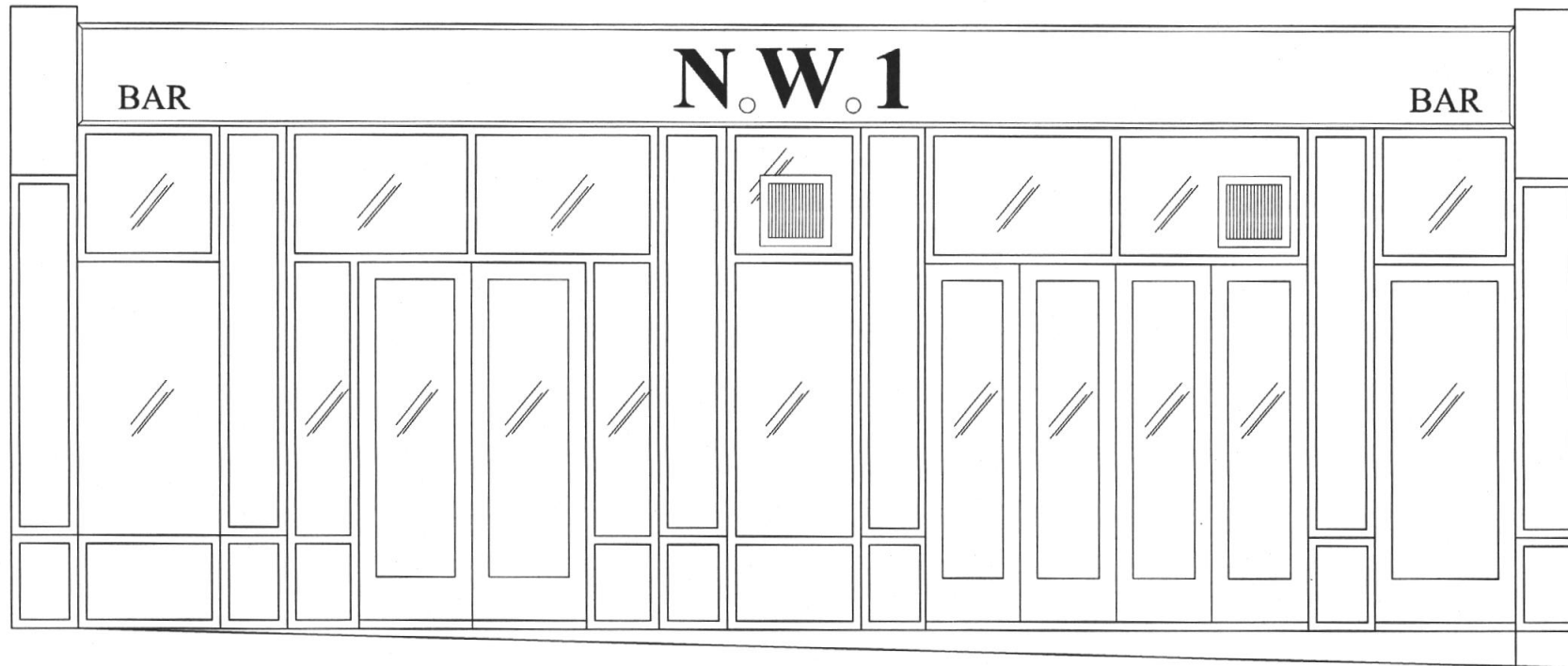
Date 14.12.11
Scale 1:50

Project No
37811

Drwg No
GA-G-01

Rev.
-

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DESIGN STUDIO LTD
Unit 1G Chelsea Reach
79-89 Lots Road London SW10 0RN
Tel +44 (0)20 7376 7555
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01 EXISTING EXTERNAL ELEVATION
1:20 @ A1

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A1 Sheet		INFORMATION	
Project			
CÔTE CAMDEN			
Title			
EXISTING EXTERNAL ELEVATION			
Date	Scale		
08.12.11	1:50		
Project No			
37811			
Drwg No		Rev.	
EL-00		-	

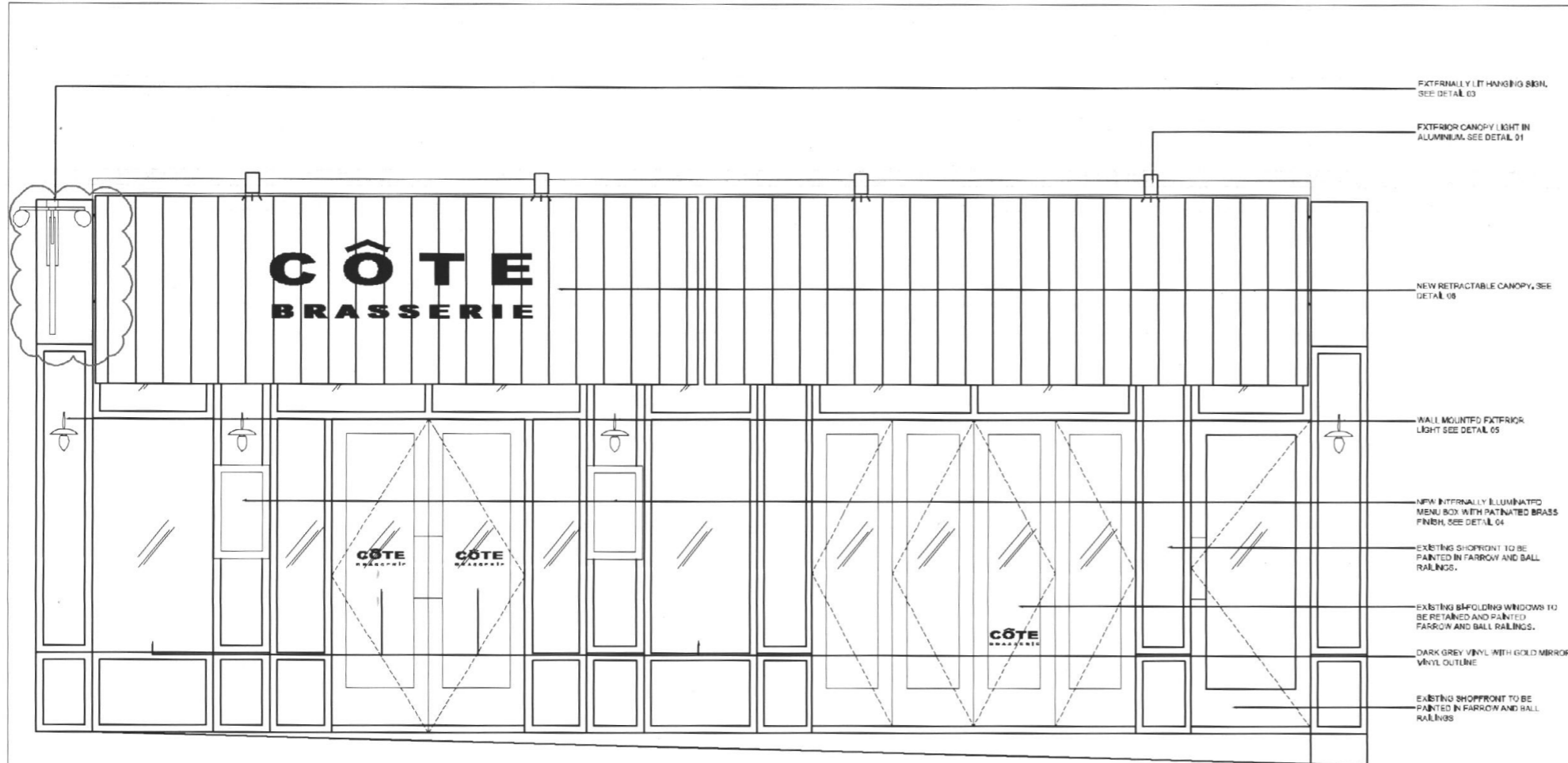
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2012/0219/A

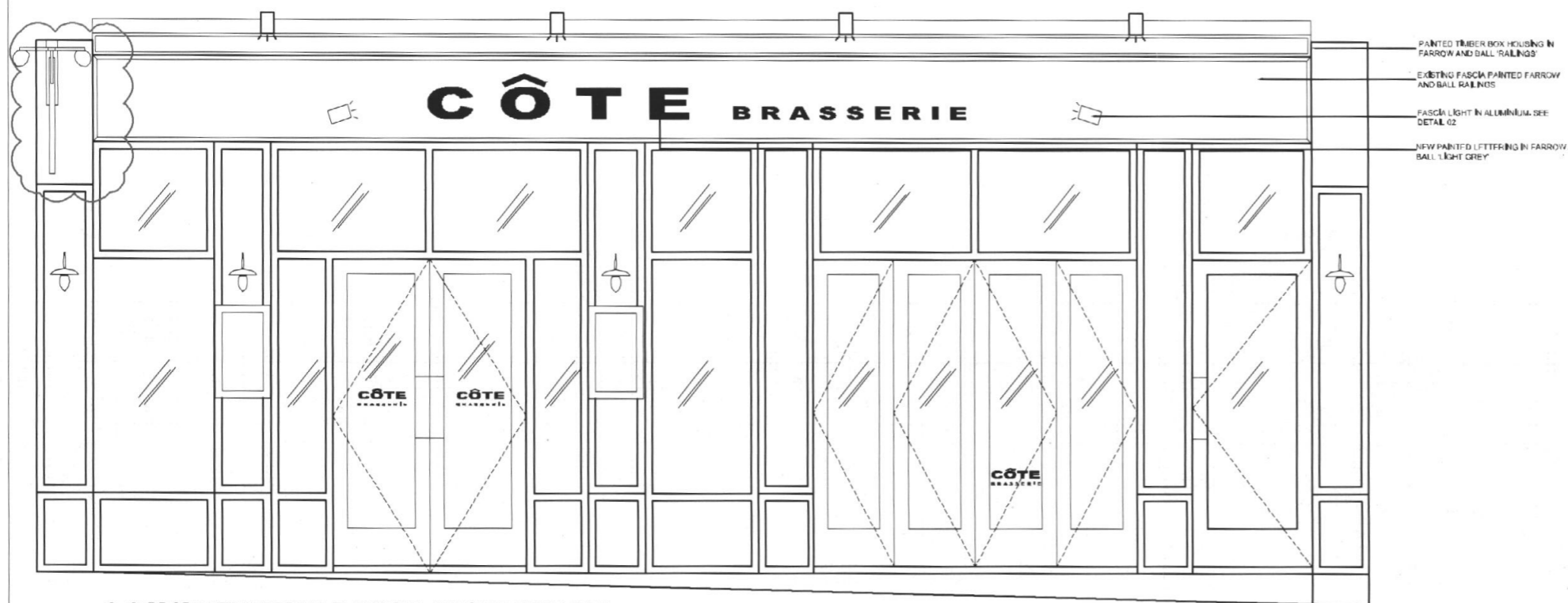
PLANS APPROVED

20 FEB 2012

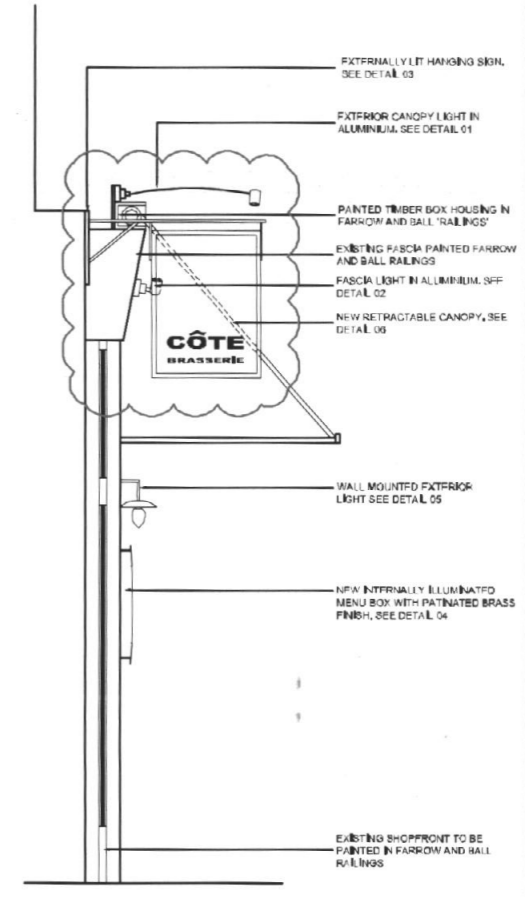
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79-89 Lots Road London SW10 0RN
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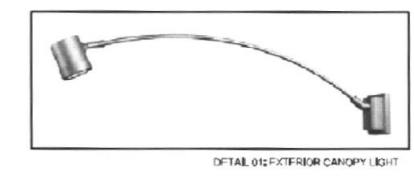
01 PROPOSED EXTERNAL ELEVATION- AWNINGS LOWERED
1:20 @ A1



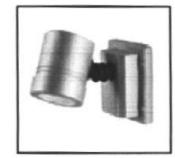
03 PROPOSED EXTERNAL ELEVATION- AWNINGS RETRACTED
1:20 @ A1



02 PROPOSED SECTION AA
1:20 @ A1



DETAIL 01: EXTERIOR CANOPY LIGHT



DETAIL 02: ADJUSTABLE SPOTLIGHT



DETAIL 03: TYPICAL CÔTE HANGING SIGN



DETAIL 04: TYPICAL CÔTE MENU BOX



DETAIL 05: TYPICAL CÔTE EXTERNAL LIGHT



DETAIL 06: TYPICAL CÔTE AWNING FABRIC

REVISIONS		
Rev.	Date	Comment
A	20.02.12	HANGING BOARD AT LOWER LEVEL ON FASCIA

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- NOTES**
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A1 Sheet **PLANNING**

Project
CÔTE CAMDEN
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PROPOSED EXTERNAL ELEVATION
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20 FEB 2012 **PLANS APPROVED**

20 FEB 2012

Delegated Report

Expiry Date:

15/02/2012

Officer

Joe Purcell

Application Number(s)

2012/0219/A

Application Address32 Parkway
London
NW1 7AH**Application Type**

Advertisement Consent

1st Signature**2nd Signature
(If refusal)****Conservation****Recommendation(s)**

Grant Advertisement Consent

Proposal(s)

Display of two retractable awnings, an externally illuminated fascia sign, two internally illuminated menu box signs, and an externally illuminated hanging sign.

Consultations

Summary of consultation responses:

Site Description

The application site is a ground floor restaurant in a 3-storey mid-terrace property located on the northern side of Parkway. The first and second floor belong to the restaurant and are used as storage/staff areas. The site is located within Camden Town Centre and Camden Town Conservation Area.

Relevant History

AEX0000904 Amendments to existing externally illuminated fascia sign,
Granted 19/03/2001

PEX0000903 Installation of a new shopfront,
Granted 19/03/2001

9280108 Display of 2 illuminated vertical signs measuring 1950mmx 400mm located at first floor level
Granted 21/01/1993

Relevant policies**LDF Core Strategy and Development Policies**

CS5 – Managing the impact of growth

CS14 – Promoting high quality places and conserving our heritage

DP24 – Securing high quality design

DP25 – Conserving Camden's Heritage

DP26 – Managing the impact of development on occupiers and neighbours

Town and Country Planning (Control of Advertisements) (England) Regulations 2007**Camden Planning Guidance 2011 (as amended)**

Assessment

Proposal

It is proposed to install the following advertisements:

- Two retractable canvas awnings measuring 4.1m in length, 1.22m height and projecting 1.2m from the restaurant façade. The awnings would be black and white striped in colour with grey text containing the name of the business that would measure 0.3m in height.
- An externally illuminated fascia sign measuring 8m in length x 0.4m in height located 2.96 m above ground floor level. The timber fascia board would have the restaurant name painted Farrow and Ball with a light grey background, the lettering would be 0.25m high. The wording would be illuminated by 2 spot lights with an illuminance level of 200cd/m.
- An externally illuminated hanging sign measuring 0.8m in length x 1m in height x 0.4m deep, the sign would have a total projection from the restaurant elevation of 1.25m and would be 3.5m above ground level. The sign would be timber painted with restaurant name painted Farrow and Ball with a light grey background, the lettering would be 0.1m high. The wording would be illuminated by 1 spot light with an illuminance level of 200cd/m.
- Two internally illuminated menu boxes measuring 0.38m in length x 0.64m in height and projecting 0.06m from the shop façade. The boxes would have a bronze case and the menus would have a white background with blue/grey lettering. The wording would be illuminated by 2 spot lights with an illuminance level of 200cd/m.

Visual Amenity:

Awning: The awnings have been designed to fit proportionally over the two front sets of doors and are not considered to appear overly disruptive to the façade. The principle of awnings has been established in The Parade with a number of examples in close vicinity. On the basis the awnings are a prevalent feature in this locality, that the awnings have been designed to respect the proportions of the host building the proposed awnings are not considered to harm the character and appearance of the host building or the conservation area and are considered acceptable.

Fascia/Hanging Sign/Box Sign: The hanging sign would be located above the fascia sign and incorporate two spots illuminating each side of the sign, this is considered a preferred option of illumination rather than internal illumination as it is subtle in design. The fascia sign constructed of timber is of simple design and again externally illuminated which again is considered acceptable in design. The menu signs are subordinate in size and considered acceptable in design. The proposed signage would not be visually intrusive and would be in keeping with the character of the conservation area.

Public Safety

The location of the signage is not considered harmful to either pedestrian or vehicle traffic. The proposal therefore raises no public safety concerns.

Recommendation:

Grant Advertisement Consent