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28 Aug 2018
Ref: 078_P_06 **REV A**

Design and Access Statement

In support of the application

For

*Retrospective Application for Alteration to Existing Shop front and Installation of
a Ramped Access*

At

*190 Shaftesbury Avenue
London WC2H 8JL*

REV A
Jan 2019 - Permanent ramp removed following discussion with the Planning Officer.

DESIGN STATEMENT

- **Local Area**

The application site is situated at the junction of Shaftesbury Avenue, Neal Street and Monmouth Street and it is within Seven Dials Conservation Area.

- **Use**

190 Shaftesbury Avenue is a 4 storey property that has a restaurant unit on the ground floor and residential accommodation above. Both adjoining properties have the same arrangement.

This application seeks retrospective approval for alterations to existing shop front.

- **Amount**

Not applicable.

- **Layout**

No changes proposed to the layout.

- **Appearance**

The proposed painted timber shop front replaced pre existing tiled façade, which reflects the original character of the mid-19th centuries enhance the.

There are no changes proposed at the front elevation, so additional signage is not required.

- **Scale**

Do not differ in scale.

- **Landscape**

The existing rear area is presently covered by a concrete hard-standing. Therefore, no landscaping will be lost by the proposal.

- **Summary**

At present, the unit is suffering from an unpractical layout and visually unattractive rear elevation with poor construction. The proposal is considered to be a significant improvement and would provide additional commercial space for this successful business.

ACCESS STATEMENT

- **Vehicular and Transport Links**

As this is a town centre location, it is likely that the majority of customers shopping / visiting the area will not arrive by car. Transport links are very good in this location, and local bus and rail services are within easy reach. It is unlikely that there would be any significant impact on the highway that would be noticeable by the proposal.

- **Inclusive Access**

The existing access for the public will be maintained, with a small step up and a removable ramp will be made available for disabled (wheelchair) access. This provision is proposed due to the constraints of the site making it very difficult to provide a permanent ramp, which complies with current Building Regulations.