

GARCÍA CONSULTING ENGINEERS Ltd

Building Services Design ≡ Project Management ≡ Thermal Modelling & Sustainability



DESIGN AND ACCESS STATEMENT

**Full Planning for
New Fascia Sign, Hanging Sign and Shopfront**

250 CAMDEN HIGH ST, WALKERS QUAY, LONDON, NW1 8QS

Prepared by Garcia Consulting Engineers

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1.0 INTRODUCTION

1.1 This supporting Design and Access Statement has been prepared on behalf of Pannus at 250 Camden High St, London, NW1 8QS.

1.2 This statement accompanies an application for new shopfront, fascia sign and hanging sign.

1.3 The purpose of this statement is to demonstrate that the proposal is suitable for the premises, are in keeping with the character of the surrounding area and enhance the appearance of the conservation area.

1.4 This document has been prepared with reference to a number of sources including relevant guidance from CABE.

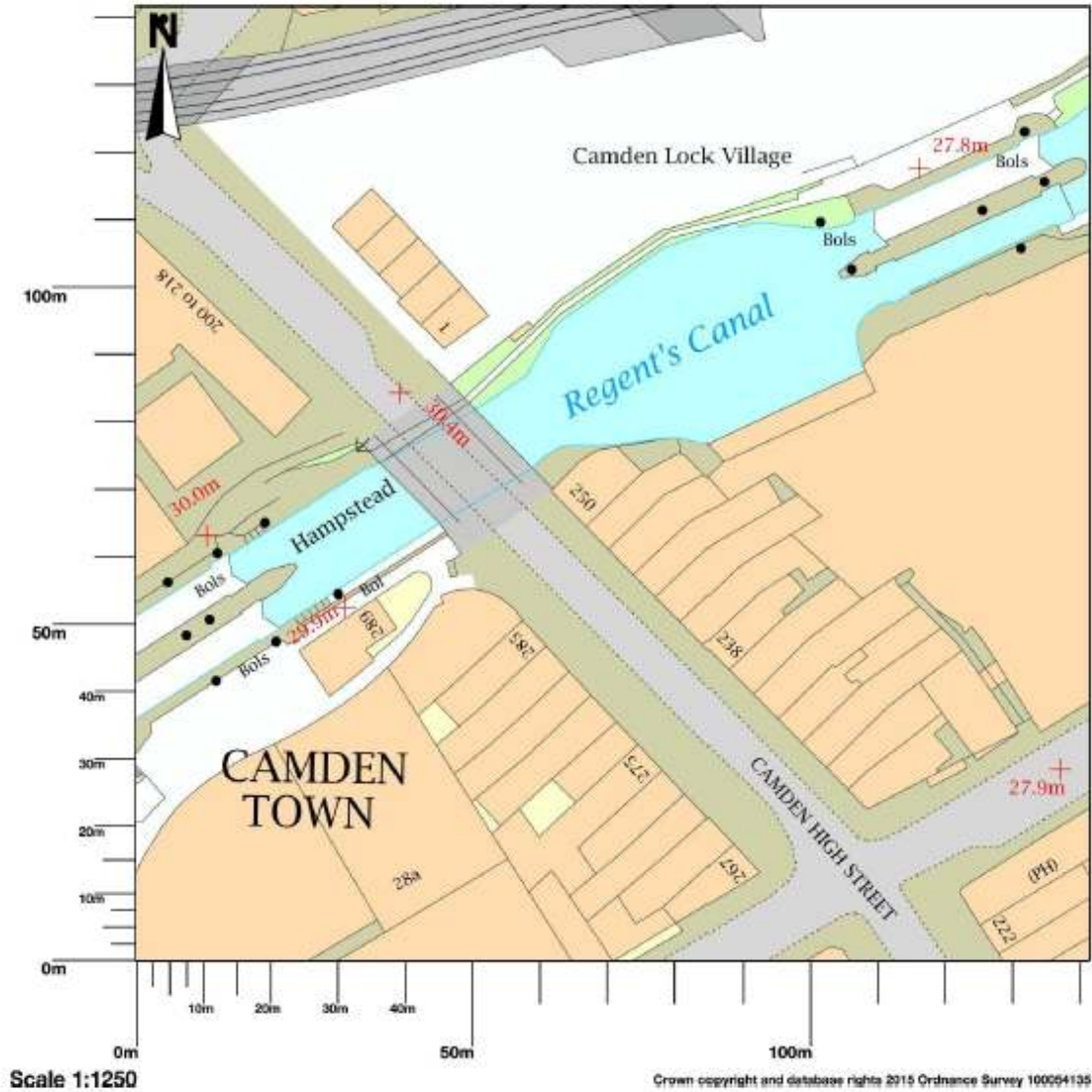


Fig 1. Location Map

2.0 SITE AND SURROUNDING AREA

2.1 The site is located on the Eastern side of Camden High St (See Fig 1), along a protected shopping frontage. The shopping parade is characterised by ground floor commercial units (See Fig 3). Showing varying styles of shop fronts and signs, whilst keeping the traditional fascia sign.

2.2 The terrace of properties in which the site is located is two storeys in height and constructed of brick. The subject property was previously used as a restaurant unit (within use Class A3). This planning application relates to the ground floor commercial unit.

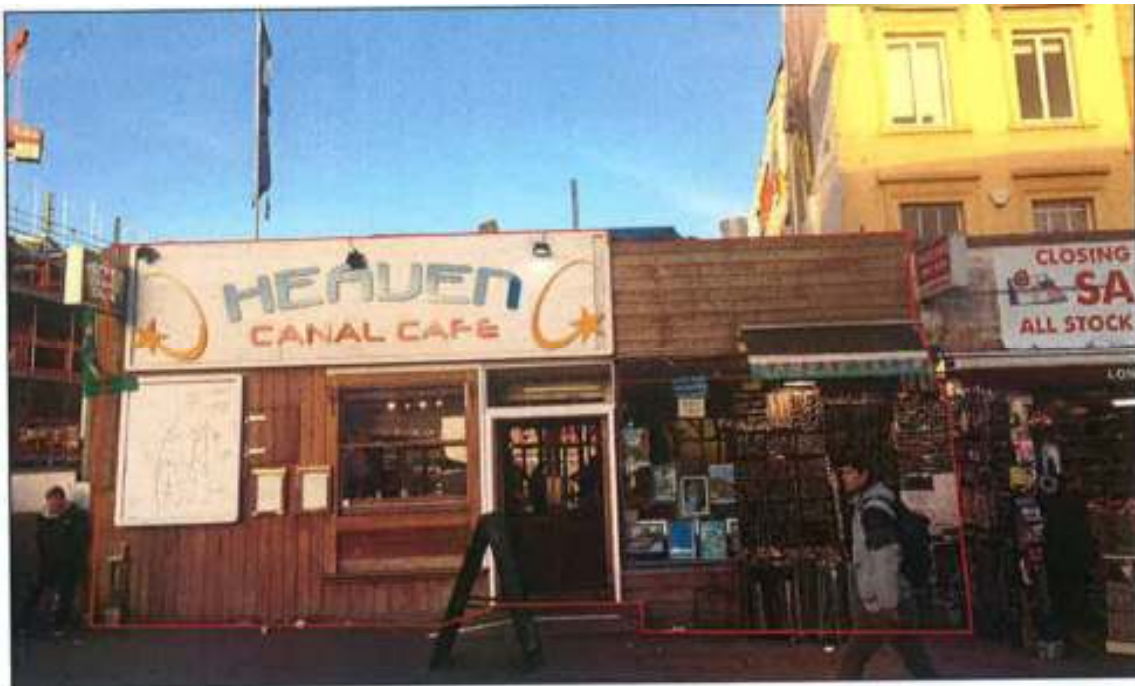


Fig 2. Photograph of the Existing Front Elevation



Fig 3. Photographs of the Existing Shop fronts in the Surrounding Area

3.0 DESIGN PROPOSAL

3.1 The application relates to the changes to install a new shopfront including fascia sign and new hanging sign on the shopfront. (See Fig 4).

3.2 The existing retail demise consists of a ground floor and basement. The Landlord will retain some areas in the basement for their own use.

3.3 Ground floor was used for general retail (A3). Pannus intends to maintain the use of the existing retail area to be used as Bakery / Coffee Shop (A3).

Shop front

The proposal will comprise:

3.4 The installation of a new shopfront, fascia sign and hanging sign.



Fig 4. Proposed Shopfront and Fascia sign for Pannus

4.0 ACCESS

4.1 The site is located on the Eastern side of Camden High St which is considered easily accessible by public transport. The site has a PTAL score of 4, which is rated "Good" in terms of distance from frequent public transport service. The nearest bus stop is 4 minutes.

4.2 The proposed main entrance to the store is to exit out on to Camden High St.

Vehicle Parking

4.3 No parking is provided in this application; however on road parking together with a pay display car park is available. The proposal does not affect vehicular access in any way.

5.0 CONCLUSIONS

5.1 The proposed shop front has been carefully designed to respect the character and appearance of the surrounding area and the wider development. Also to ensure maintenance of the property for a high quality and long term investment.

5.2 The proposed new shopfront will not impact on public safety, in line with planning policy.