

DESIGN AND ACCESS STATEMENT

Application for "Change of Front Entrance" following approval of 2019/0254/P

At 18 Acton Street, London, WC1X 9ND

Feb 2020

USE

This Design and Access Statement is for a planning application at 18 Acton Street, London, WC1X 9ND to change the front entrance.

The previous use as a motorcycle repair garage has been allowed to convert to residential use following Lawful Application – 2019/0254/P

AMOUNT

The change is to remove the existing old dilapidated timber entrance door and signs and to replace it with a modern glazed doorway/entrance.

LAYOUT

This application is for the front elevation only and therefore layout is not applicable.

SCALE

The new entrance door and glazing will encompass the existing opening. It is not intended to make the existing opening any larger.

LANDSCAPING

As this is on the High Street, Landscaping is not applicable.

APPEARANCE

On a previous planning application 2014/5777/P, under the external alterations section on the delegated report it states "There are other similar glazed frontages in the street and the proposed external alterations would not be out of character with the conservation area".

The proposed elevation as submitted on this application is unchanged from 2014/5777/P.

ACCESS

The property is on a side street within a short walk of Kings Cross. The access to the property will still remain via the front entrance with a main door for the residents use and a small side door for refuse access for residents and refuse collectors only.

CONCLUSION

This Statement together with the accompanying proposal drawings form a new full planning application.