

63 Chetwynd Road 2020/0316/A

Dear Joshua Ogunleye

We have the following comments on above application.

There is no indication whether lighting is included. If it is can it be annotated. Any light level in this small parade should be specified as low lux level as the parade has residential properties above. Amenity

Although height of shopfront is given there is no context to the drawings to show relationship to nos 61 and 65 but it can be clearly seen from photos on application 2021/5336/P that buildings nos 61, 63 and 65 are stepped. The fascia should be correctly centred on the intact original Victorian architectural feature (see CPG Design Shopfronts 6.15 Fig 3). The unnumbered drawing shows it too low down and the section is unclear. It is important this stepped building pattern is also retained.

The existing fascia board has been brought forward to accommodate a shutter box behind it, visually conflicting with the original console bracket and capital, (right-hand console bracket and capital not shown on drawing), see CPG Design 6.16 Fascias “Deep box fascias which project beyond the shopfront frame should be avoided”. The new fascia board should lie flush with the building face. Any roller shutter if required should be internal.

The non illuminated projecting sign is shown on the left hand side, this we assume is where it is meant to be, however on the parallel application for the shopfront 2020/5336/P it is shown on the right hand side which must be incorrect as it would be placed on a decorative feature above the pilaster, not shown on drawing.

Kind regards

Rae Fether  
For DPCAAC