

Albion House, 55 New Oxford Street, London, WC1A 1BS
Red Engine

14 June 2022



**DESIGN AND ACCESS STATEMENT
PROPOSED ALTERATIONS TO
EXISTING SHOPFRONT TOGETHER
WITH THE DISPLAY OF
ASSOCIATED SIGNAGE**

1.0 Design and Access Statement

1. This Design & Access Statement has been prepared to accompany a planning application for shopfront alterations at Albion House, 55 New Oxford Street, London, WC1A 1SB. Government advice is clear that the level of detail in a Design and Access Statement should be proportionate to the complexity of the application but should not be long.
2. **Amount:** The applicant wishes to undertake some modest revisions to the approved shopfront, to refresh the external ground floor appearance of their premises. The proposals are detailed within the accompanying application drawings and details.
3. **Layout:** The proposed shopfront alterations will not result in any amendment of the layout of the existing building.
4. **Scale:** The proposed shopfront alterations retain the position and scale of the existing building and its frontage. The proposed alterations are considered to be proportionate to the scale and character of the host building.
5. **Landscaping:** There is no existing hard or soft landscaping affected by the proposed shopfront alterations. Some modest soft landscaping will be added to the site through the provision of hanging baskets.
6. **Appearance:** The proposed shopfront alterations are considered to result in the visual enhancement of the appearance of the existing premises. It is not considered that any detriment to the character and appearance of the host building, the local street scene, nor the wider conservation area would result from the proposals.
7. **Access:** The proposed shopfront alterations result in no alterations to the existing access arrangements. Consequently, level access into the unit from New Oxford Street will be retained and the positioning of the access door arrangement will be as existing. Access into and around the site is therefore unaffected by the proposed shopfront alterations.

Prepared by

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