

**DESIGN + ACCESS STATEMENT.**  
**14-16 George Street. Oxford. OX1 2AF**



*View from George Street*



*Bella Pasta (site) to left, Franco Manca to left*

**1. SITE ASSESSMENT:**

14-16 George Street is a mixed-use building. At Ground Floor is Bella Italia, an Italian restaurant, the upper floors are used as B1 office space. Whilst Bella Italia principally faces George Street the building extends around the corner into Victoria Court. Adjacent to the building is 6-12 George Street that also has A3 on the Ground Floor and B1 office use on its upper floors. Both properties are owned by the Applicant. 14-16

The ground floor of *Bella Italia* has a painted timber façade with sections of fixed glazing; the adjacent unit (*Franco Manca*) has elegant metal framed glazing with a stone entablature above and a simple hanging sign.

The building is not listed but is within the Central Oxford Conservation Area.

**2. PROPOSAL:**

This application seeks approval to replace the shop frontage to Bella Italia and replace the fixed sign with a hanging sign to create a more coherent façade to the building.

### 3. SHOPFRONT DESIGN:

The existing shopfront is in a poor state of repair and gives the restaurant a tired appearance; this is in stark contrast to the clean and contemporary appearance of the adjacent unit.



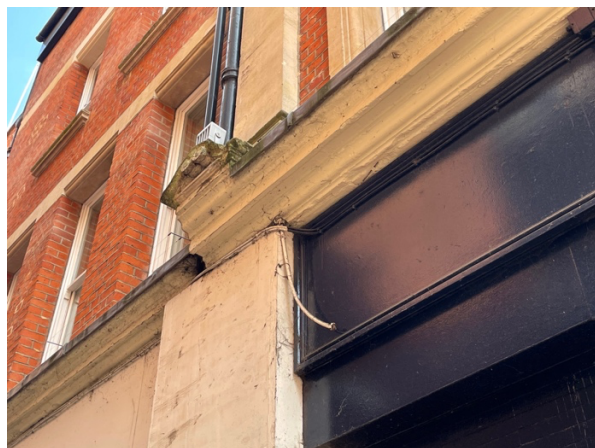
*Existing*



*Proposed design to match Franco Manca*

The painted timber fascia and shopfront will be removed and replaced with picture window within opaque glass surround below dressed stone entablature. The half-glazed timber doors will be replaced with taller, wider fully glazed metal doors with opaque glass surrounds. To enhance the building further the timber faced columns will be replaced with bronze clad columns. The bronze columns will give the shop front a sense of permanence that is lacking with the existing timber arrangement. It was decided to use bronze as a surface finish for the columns as the likelihood of being able to source matching granite is very slim.

A painted corbel will be added between an existing column and the cornice above in Victoria Court and George Street. The addition of the 'missing corbels' will help to complete two unfinished elevations.



*Painted corbel to be added in Victoria Court*



*Example of corbel at 12 George Street*

#### 4. SIGNAGE:

The painted signage on the timber fascia will be removed. The fixed plastic sign that projects from the fascia will be removed and replaced with a hanging sign to match the adjacent unit (600 x 500mm).



*Existing sign to be removed and replaced with a hanging sign -materials and size to Match Franco Manca*

Discrete corporate branding will be applied to the top right hand corner of the large glazed windows. The lettering will not exceed 200mm in height.

None of the signage will be illuminated.

#### 5. ACCESS:

The new entrance doors will be wider than the existing timber door set. The Applicant has appointed a Fire consultant who has confirmed that the property will still have sufficient escape routes following the removal of the escape door opening onto George Street. A Building Regulations application will follow the granting of any planning approval.

#### 6. SUNLIGHT ASSESSMENT:

No additional over-shadowing of adjacent properties will be created as a result of the proposal.

#### 7. NOISE IMPACT ASSESSMENT:

No additional noise will be created as a result of the proposal.

## 8. SUMMARY

- No additional useable floor area is being created – the sole purpose of the proposal is to enhance the appearance of the building and the Conservation Area.
  - The materials selected are sympathetic to the building and the wider environment.
  - The proposal does not have an adverse effect views on key Oxford Landmarks or the Conservation Area.
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