

## **Design and Access Statement**

4<sup>th</sup> September 2021

Job no: – 121 Crawford Street

Job type: Full Planning Permission – Condition 4

Note: To be read in conjunction with the design drawings and planning application

### **Design Appraisal**

Full planning consent has been obtained to undertake alteration/refurbishment works to the external elevations of 121 Crawford Street ref: 21/03887/FULL, and this statement relates to satisfying condition 4 of said approval.

121 Crawford Street is a four-storey mixed use building located within the Portman Estate Conservation Area.

The sash windows to the ground floor principal elevation restrict natural light to the ground floor reception area and detracts local foot fall.

### **Design Principles**

The applicant proposes to replace the ground floor single glazed timber framed sash windows on the front elevation with a timber framed double glazed shop front window with no glazing bars

### **Access Principles**

121 Crawford Street is located near to Bake Street Tube Station, and access to the building can be gained via Crawford Street at the front of the property.

An assessment has been carried out along Crawford Street and it was found that many of the businesses, including those opposite, also have a double-glazed shop front window similar to the applicant's design.

Please refer to the 'Existing and Comparison Photo Sheet', which shows three examples of properties located on Crawford Street, which have similar glazed shop fronts and basement lightwells accessed by external staircases.

### **Design Summary**

The applicant's proposals seek to modernise the property while still maintaining its character and appearance. The altered shop front will benefit the business and occupants, and has been designed to match several other properties along Crawford Street.



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The timber framed double glazed shop front window will enhance the business by improving visibility and attracting local footfall. The large area of uninterrupted glazing will improve the quality of the internal environment by introducing more natural light.

**Access Summary**

Access will remain unchanged.



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