

## DESIGN AND ACCESS STATEMENT

**On Behalf of Giggling Squid in support of an application new shopfront and mechanical plant equipment upon flat roof to rear.**

Giggling Squid  
18 Lendal  
York  
YO1 8AU



**Architect:** PNW Studios Ltd  
34 Campbell Road  
Twickenham  
Middlesex  
TW2 5BY

**Date:** January 2024

## **1.0 Design and Access Statement.**

This Design and Access Statement is set out using the paragraph headings recommended for design and access statements.

## **2.0 Use**

This application covers the entire building. The proposals do not change the planning use class of the building which remains Planning Use Class E.

## **3.0 Amount**

The proposals do not increase the amount of floor area to the building.

## **4.0 Scale**

The scale of the building is unaffected by the proposed works as there are no new additions to the building.

## **5.0 Layout**

There are a few changes to the layout of the building.

Ground

At ground floor a pair of fire escape doors are arranged so that escape from first floor can be directly out to the street rather than through the ground floor customer area. Also at ground floor an existing raised floor area to the rear of the premise is to be removed.

First

At first floor a kitchen space is proposed to be introduced to the rear outshot area and fire rated glazed screen provided to the customer staircase to give fire protection between ground and first floor. Also a structural opening introduced to increase available kitchen area.

Second

At second floor means of escape arrangements also proposed to be improved.

## **6.0 Appearance**

A new shopfront is proposed to the front elevation of the building. The existing shopfront arrangement has been in place for at least the last 60 years. However the arrangement is set up for retail display with large plate glass windows down to the ground and a very deep signage fascia. It is at odds with the current conservation area thinking where shopfronts are preferred to be of a proportion which complements the host building. Therefore a new joinery shopfront is proposed with stall riser and shallower fascia band. This also suits the proposed restaurant use.

The external joinery and glazing frames are proposed to be decorated Dulux colour ref "Willow Tree" and "Fennel White"

## **7.0 Landscaping**

There are no external areas and therefore no external landscaping is proposed.

---

## **8.0 Access**

Access in and around the building is particularly good for a building of this age. There is a slight sloping ramp to the main entrance doors which then has a level threshold. There is a level floor throughout the ground floor area with a wheelchair accessible w.c. positioned at the rear of the customer area. The wheelchair accessible w.c. is over double the minimum space requirement for a wheelchair accessible w.c. and therefore provides plenty of additional space for carers to assist. There is a customer lift up to first floor level and similarly good access around the first floor customer area. The lift also extends down into basement and up to second floor level. Thus giving wheelchair access to the back of house areas should this be required.

## **9.0 Conclusions**

The design changes re-present the shopfront to the public in a manner that is more sympathetic to the host building and the overall street context.  
The access around the building is excellent for a building of this period.