



9 Craven Road
W2 3BP
February 2024

Design and Access Statement



Introduction

This Design and Access Statement has been prepared on behalf of the applicant. It accompanies an application for 9 Craven Road, W2 3BP. This Design and Access Statement describes the proposal and should be read in conjunction with the application drawings.

Site

The site is 5 storey building with basement. There is commercial unit at the ground and basement level, and residential accommodation at upper floors. The building is part of terrace properties. Similar 4-6 storey terrace buildings are in the area.

The site is in Bayswater Conservation Area and the building is part of Grade II terrace listed buildings from No5 to No9 dated since 1975.

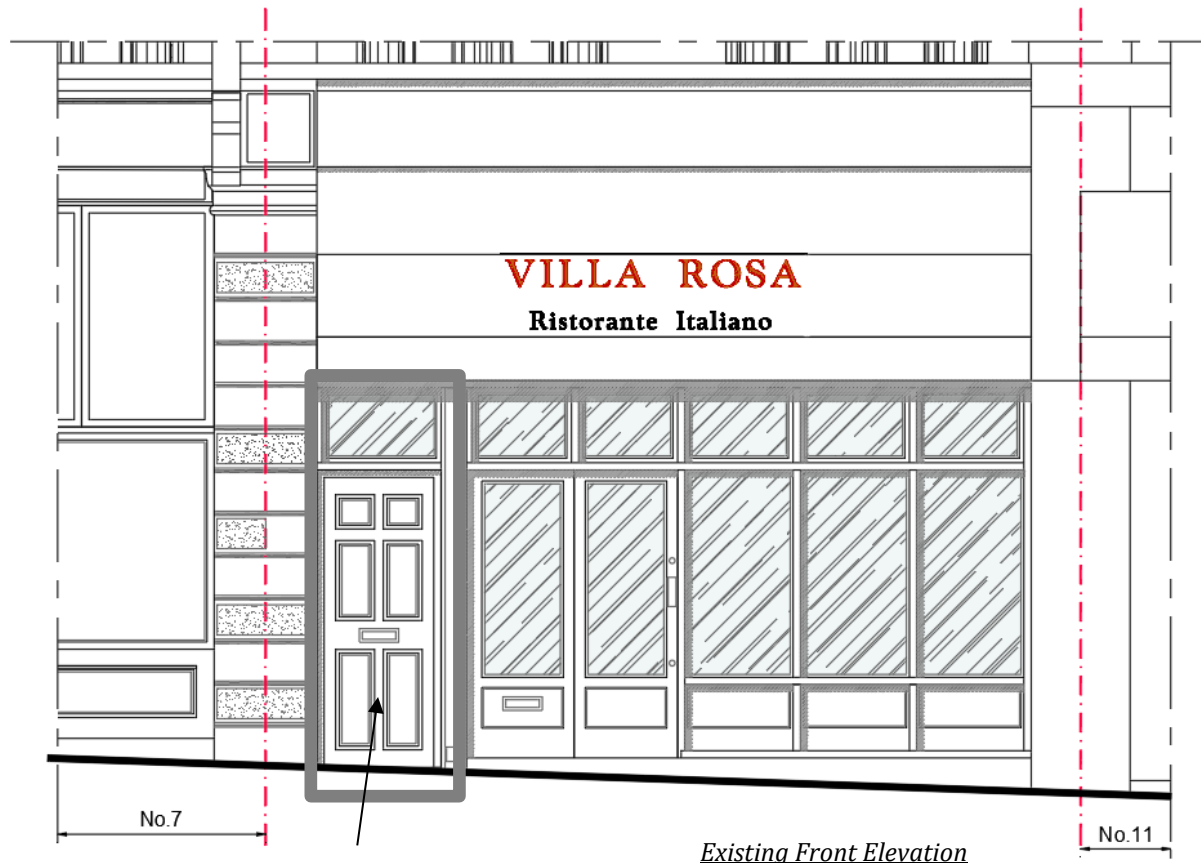
USE

The building is commercial unit (Class E) at the ground floor and basements, and at upper floors are residential accommodation (not part of the application). There is kitchen and WC at the rear of the building.



Existing Front Elevation

The shopfront elevation has a stall riser at the bottom, no projecting signs, an entrance door in left hand side, five transom windows and three windows systems.



*Hotel Entrance for the residential
accommodation at upper floors
(not part of the application)*

The existing residential access will remain as existing. No works are proposed for the hotel rooms above the ground floor.

Planning History

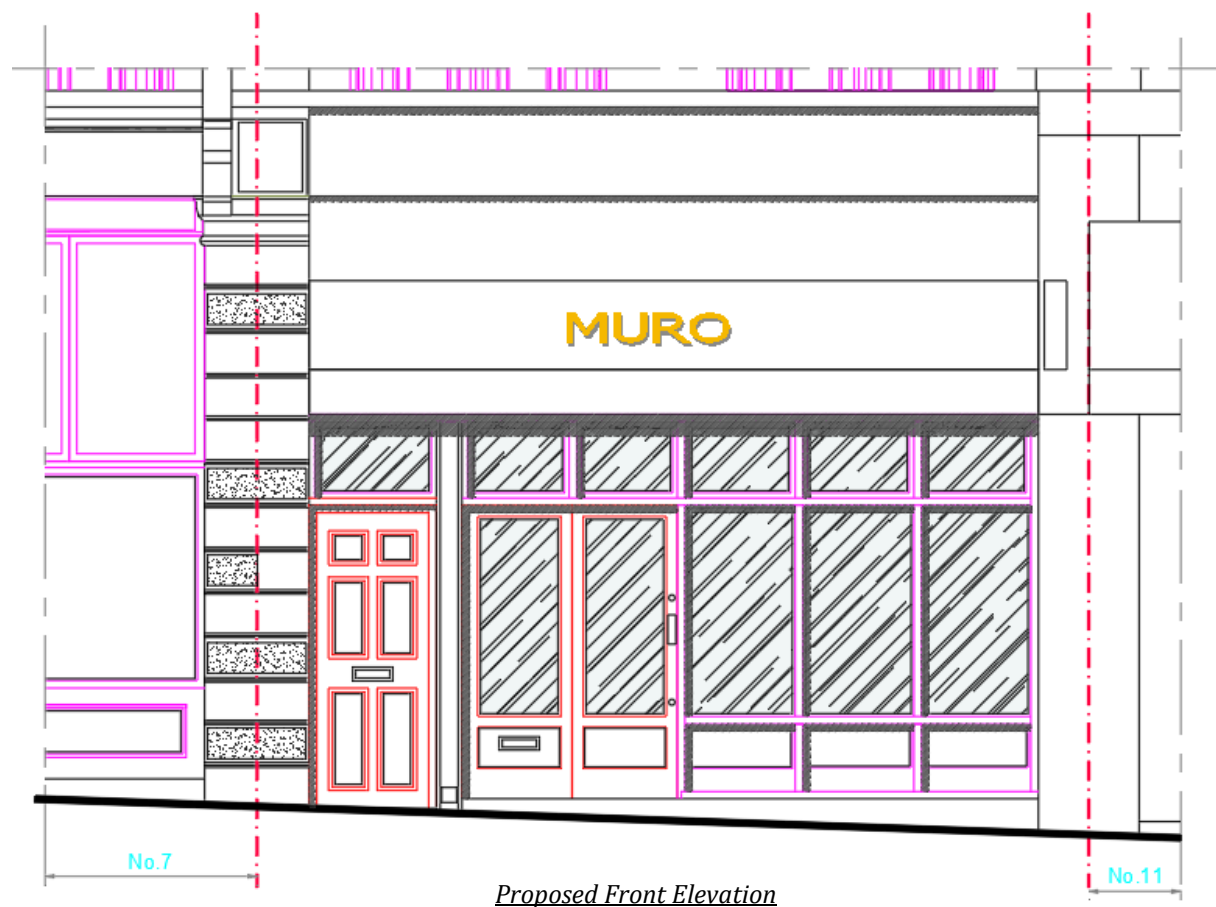
- 88/01321/ADV - Illuminated Sign - Consent to display advert-Conditiⁿl HIST
- 88/00037/LBC - New Shopfront And Fascia Blind - Grant LB Consent w. condits HIST
- 87/05517/FULL - Installation Of New Shopfront - Grant PP with Condits HIST
- 96/03167/LBC - ERECTION OF A ROLLER CANOPY - Application Permitted

Proposal

The proposal includes the shopfront, the sign and the internal materials. The shopfront will be renewed with painting (matching the existing) the timber frame. The sing will be changes with new one and the awning will be replace with a new one. The tiles in front of the shopfront will be replace because of their currents broken/bad condition.

The existing metal-blocked pavement access hatch to the basement will be enclosed with tiles because the current condition is in danger to passing pedestrians.

The design of the shopfront with the new sign and awning will be according to the relevant council policies of the UDP, Bayswater Conservation Area Audit and SPG's for "Shopfronts, Blinds and Signs (1993).



In summary the proposed works shall include:

External

- Re-painting the existing timber framed shopfront to protect and prolong the life of the windows/door – The paint will be matched the existing one (Guild Green Dulux 10GY 20/179)
- The front tiling (marble mosaic tiles) will be replaced with Extra Thick porcelain tiles 600x600 (anti slip) tiles.



Existing front pavement



Proposed Tiles - Kutahya Tiles - Extra Thick porcelain tiles 600x600x20mm

- The existing metal blocked pavement access hatch to the basement will be tiled up, because of the current dangerous for the walking by pedestrians, with extra thick porcelain tiles



Existing metal blocked pavement access hatch to the basement

- New sign - Proposed Sign will be made of Composite Panel and composite frame, Olive Green Composite (4mm) background and Aluminium Box Letters (Gold Mat Brass) with a depth of 70mm with Internal Led Lighting. The light will be 4000lm warm light and will be from the behind of the letters (same as before).



- New projection sign – The base will be composite panel and composite frame, Olive Green Composite (4mm) background with gold mat colour letter. The light will come out of the letter – 4000lm warm light.
- The existing Victorian awning will be replace with - Manual Slide Victorian Awning -Khaki Fabric R162
- The existing fixed double glazing will be kept

Internal

- The restaurant floor tiling will be changes to modern granite tiles - Ark Silver 7mm Mat Rektifiyeli - 600x1200x7mm -



- The exiting kitchen extraction flue fan will be replace with a new one like to like due to wear and tear and fire risk - FLAKT WOODS 50JM/20/4/6/32/1PH LONG CASED AXIAL FLOW FAN
- The internal staircase leading to the customers WC, and the kitchen storage and and staff room will be changed due to broken steps. The new staircase will be metal with solid oak (hardwood) steps .
- No changes to the internal doors . Upgrade the fittings - door locks, hinge and handles.



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- Plumbing fixtures – sinks, toilet sits, handbasins, connection are repaired.
- External ducting will be repaired
- Rear flat roof asphalt will be repaired due to leaking with like to like materials
- New wiring – to run on metal trays.

Conclusion

The proposed development will have a positive impact on Craven Road and in Westminster City Borough area by providing new high quality shopfront.

The proposal is compatible with surrounding uses, with convenient access to all facilities. To ensure that only the local environment benefits from the proposed alterations, only the most environmentally friendly materials of the highest grade will be utilized for the external changes. The character and appearance of the neighboring streets will not be affected.

The proposals are consistent with the character of the conservation area and will not adversely affect the listed terrace at No 5 to 7 Craven Road.