

Design and Access Statement

ERECTION OF 2ND FLOOR TO PROVIDE ADDITIONAL SEATING AREA. REPLACEMENT OF 1 X FASCIA SIGN AND INSTALLATION OF 2 X ILLUMINATED LETTER SIGNS



At: Ezra's Kitchen
185 High Road
Wood Green
London
N22 6BA

Introduction

This Design and Access Statement is produced to accompany the attached Full Planning and Advertisement applications for the erection of 2nd floor to provide additional seating area and installation of 2 x illuminated 3D letter signs and replacement of 1 x fascia sign at 185 High Road, London, N22 6BA.



Pic.1 185 High Road, Front elevation



Pic.2 185 High Road, Side elevation

The Description of the existing property

The application property comprises of two storey detached building located on High Road in Wood Green Town Centre with good transport links to the City and the West End. The current use of the premises is Restaurant (E) which occupies part of ground floor and first floor.

The Proposal

The application seeks planning permission for the for the erection of 2nd floor extension in order to provide additional customer seating area and installation of 2 x illuminated 3D letter signs and replacement of 1 x fascia sign.

The proposed extension would consist of steel structure with aluminium frame windows. The roof above glass extension would be of louvered roof system. The rear and part of the side walls would be of solid wall construction clad with London red stock brick matching existing.

The proposal aims to provide a contemporary extension through the use of a glazed window panels fixed to dark grey coat finish aluminium frame, with louver opening roof. The extension would be smaller in scale to host building by setting back from front and side elevations and providing roof area to be used for planting shrubs around top floor.

The proposed addition of floor space will ease the customer demand in this thriving area.



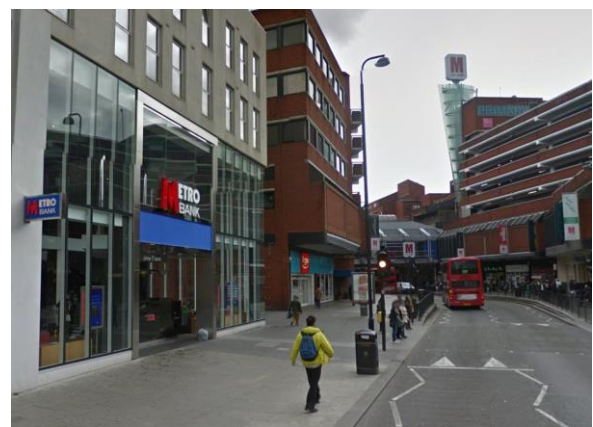
Pic.3 Example of louvered roof systems when open



Pic.4 Example of louvered roof systems when closed



The front elevation sign will be made of 3D acrylic letters internally illuminated with LED very similar to Metro Bank sign opposite the applicable premises.



Pic.5 Metro Bank, 3D acrylic letter sign internally illuminated with LED similar to proposed

The maximum letter height will be 550mm with the depth 130mm. The letters will be fixed to the glass elevation at first floor level. The colour of the letters will be dark turquoise as existing. The LED lighting used is energy efficient 12V LED. The letters will be suitably positioned between the window frames. The same sign would be installed on the side elevation.



Pic.6 Example of 3D acrylic internally illuminated letters

The existing fascia sign will retain current fascia painted light cream. It's only the letters which will be replaced with 3D internally illuminated acrylic letters. LED lighting will provide front lit illumination through the acrylic face of the letters. The fascia itself won't be illuminated. The maximum height of the letters will be 270mm with depth 100mm. The colour of the letters will be dark turquoise to match main sign.

Design Principle

The proposed development is respectful, in terms of size, height and bulk, to the character of the hosting building and to its immediate surrounding area.

The proposal will complement the function of the area. It is located in a sustainable location and will enhance the vitality and viability of this locality by providing appropriate use of the lightweight glazing structure.

The aim is for the development of the building to keep with the style and character of the existing area and to blend in.

The proposed alterations would be respectful, in terms of size, height and bulk, to the character of the immediate surrounding area.

The principle of development and the design approach was thought to be an improvement to the existing, with minimal impact identified towards the surrounding properties.

Summary

As demonstrated in this document design principles were based on Borough's Supplementary Planning Guidance, Local Planning Policies and London Plan and produced a high-quality design that respects the existing character of the site and aims to contribute to the local community.

We believe that the customers seating area will enhance the quality of the established Restaurant, by providing the local customers with a pleasant dining environment.

The proposed extension and provision of customers seating area will not have an impact on vehicle traffic, as there is huge car park at The Mall.

We consider that this proposal is beneficial for the existing Restaurant, its customers and the local environment for all the above reasons.