Design & Access Statement
Related to Planning Application for Shoreditch House, N1 6LH

By Paul Daly
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Site Location

Roadtrip Bar & Deli is situated in a council building designed in the early 60's, which features a basement garage accessed via a declining driveway. The driveway is a Rights of Easement which enables the bar to receive vital deliveries and services.
Existing

The need for safe access had arisen from a growing number of instances and factors which are listed below:

- Fly-tipping. The driveway was viewed as a secluded dumping ground where local residents could leave large unwanted items of rubbish. This frequently created driving hazards for vehicles accessing the driveway.
- Drugs. The secluded, underlit driveway was a local drug dealing hotspot.
- Prostitution.
- Illegal parking. Drivers seeking a free parking space would leave their car blocking the driveway.

Photograph showing site before driveway access control barrier was installed. Note the presence of dumped rubbish
Proposed

The access barrier will clearly deliniate the Rights of Easement, and act as a physical deterrent for those above listed points.

Materiality

The swing arm control barrier is formed from steel tube and is securely bolted to the existing brick wall and features clear hazard strips of bright yellow & black painted pattern. The barrier is padlocked closed to a steel purpose built bracket to the concrete facing wall.