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DESIGN AND ACCESS STATEMENT FOR NEW SHOPFRONT AT 174, ROYAL COLLEGE STREET, LONDON, NW1 0SP.

The application is for the replacement of the existing timber shopfront with a new painted timber shopfront and associated fascia sign. The retail unit is to be utilised as an image gallery shop.

The existing property is a four storey terrace building located in a busy commercial area which was previously utilised as a mini-supermarket/internet cafe and a small area utilised as the control office for mini-cabs. There is residential accommodation located on the first and second floors above with separate access from the shop. The existing building is in reasonable condition with vertical sash windows and casement windows and facing brickwork elevations with the existing London roof finished with slates.

The new timber shopfront will have a wider entrance door with 1m clear opening to assist disabled access but will otherwise match the existing design and materials.

The stallriser will follow the height of the previous shopfront and adjacent shops and the new security shutter will be an open grill with the box housing discreetly hidden behind the new fascia.

Nick Panayiotou RIBA ARB