

DESIGN & ACCESS STATEMENT

2A/3A/4A DOWNSHIRE HILL, LONDON, NW3 1NR

PLANNING REFERENCE 2011/3306



EXISTING PROPERTY

The property comprises three adjacent shops located at the South West end of Downshire Hill. There are two floors of residential accommodation above with self contained access. The front facades are brick under a pitched tiled roof.

No 2a is self contained and has been used by the applicant since March 2000. The shop is on ground floor only. There is a single door into the unit and a small lightwell to the rear with a single door access.

Nos 3a and 4a have recently been assigned to the applicant and will be joined to unit 2a internally. 3a and 4a provide accommodation on ground and basement and have previously been joined at both floors. There is a single front door into these two shops.

PROPOSED WORKS

The intention of this application is to amend the shopfront to 2a and replace the shofronts to 3a and 4a. These works are shown on the plans submitted with the application.

The three shops will thus have matching shopfronts and door entrances. We believe that this is in keeping with the locality and the properties which are all the same above ground floor. Pedestrian access will be maintained which needs to cope with the slope of Downshire Hill.

The shopfronts and doorways will be constructed to a high standard from softwood. Signage will be raised brushed stainless steel with shielded strip lighting above.

Should any further information be required please contact the Agent on the application.