

Tom Young Architects

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DESIGN & ACCESS STATEMENT

project: shopfront alterations
address: 82 Mansfield Road, London, NW3 2HU

date: ~~7/7/10~~ **13/12/10**

1. scope of project

1. Substantially reversing unconsented shopfront alterations to the grocers at 82 Mansfield Rd that were completed in 2007
2. The unconsented work consisted in
 1. ...taking out the main window & stall riser (not original) on the Mansfield Rd frontage
 2. ...replacing it with an aluminium frame window and door screen set back approximately 1m behind the frontage along Mansfield Rd.
 3. ...blocking up the corner door to the shop with a rendered brick or block wall.
3. The work was occasioned by the business need to put fruit and veg at the front of the shop.
4. The shop has been successfully run by an enterprising proprietor who is providing a good local service offering a wide range of food and drink.

2. revised design

1. Discussion with Camden enforcement officer Le Mare about rectifying the shopfront took place at LBC Town Hall on September 23rd. Agreement about a plausible and practical way forward was reached subject to the opinion of the Conservation officer.
2. A subsequent email from officer Le Mare 14/10/10 noted the following:
"Through discussions with my colleagues in Conservation and Urban Design the proposed revised design of the shopfront is likely to be supported as it provides a stall riser and retains the original entrance into the unit. It is therefore recommended that you submit a planning application for the proposal."
3. The proposal is now as follows:
 1. To reinstate the corner entrance of the shop
 2. To remove the existing entrance
 3. To reinstate the stall riser to the main shop window along Mansfield Rd
 4. To retain the existing shopfront roller shutter

3. local vitality

1. The ongoing vitality of the shop in question is an important part of the local shopping parade's contribution to local amenity

4. access

1. Access to the shop from the street and within the neighbourhood context will not be changed. The shop is a conventional, pavement access shop.
2. Mansfield Road has access to local public transport including bus services and overland services. These advantages are obviously not affected.
3. The proprietor commits to ensuring level access to his shop for wheelchair users.

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statement

GENERAL NOTES 1 All dimensions to be checked on site 2 All discrepancies to be reported to architect or contract administrator immediately 3 Components to be fitted to the manufacturers requirements unless otherwise stated in writing 4 All demolitions to be confirmed by SE 5 All work to DS/SE requirements 6 All items supply & fit by contractor unless otherwise stated	REVISIONS A 10/12/10 changes following planning mtg on 23/9/10	PROJECT TITLE 82 Mansfield Rd: shop retro-app		DISCIPLINE A = architectural S = structural M = mechanical E = electrical	STAGE feas = feasibility des = design pln = planning bc = bdg control tend = tender con = contract man = manual	discipline series sheet stage rev				
		JOB NUMBER 1002	STAGE D			SERIES 0 cover sheet 1 site, roof, floor plans 2 elevations 3 sections 4 enlarged plans, elevations & sections 5 details 6 schedules 7 views 8 other	A	8	3	pln
copyright for this drawing belongs to Tom Young Architects and may not be assigned to any other person or organization without TYA's written agreement		SCALE n/a	DATE 13/12/10	ISSUE planning	CAD-FILE 1002_StageD					