



Monkey Chews
2 Queens Crescent
Chalk Farm
London
NW5 4EP
0207-482-4981
info@monkeychews.com
www.monkeychews.com

DESIGN & ACCESS STATEMENT

22nd September, 2009

Please find enclosed plans detailing the erection of a rear staircase to provide secondary means of escape from the 1st and 2nd floor of number 2 Queens Crescent, Chalk Farm.

For means of escape from the second floor, a new door will be incorporated to the exiting window opening at landing level. A metal staircase, protected by 1.10m guardrails will lead from there on to the flat roof level (1st floor). On the 1st floor a new 900mm wide floor will replace the current double French doors, which will lead to the flat roof. In order to avoid access to the remaining area of the flat roof, the passage way will also be protected by 1.1m guardrails. The passage way will lead to the rear of the property where the proposed stairway leads to ground level.

Due to a notice from the Fire Brigade, the Second Floor is currently unoccupied. Previously, however, this was let out to 4 tenants, sharing 1 bathroom and 1 kitchen. In order for the function room to have access to the escape route on the first floor, the wall between the function room and what is currently being used as an office for the pub will be taken down. For this reason, the office will be moved upstairs into one of the rooms on the second floor.

Alexis Boyle
Tel: 078 729 66 959