

# **Design And Access Statement**

## **1 West End Lane London NW6 4NU**

**March 2007**

### **General**

This statement is produced for the proposal to alter the front elevation to provide access direct to the existing retail unit.

### **The existing premises and buildings**

The existing premises is a vacant previously being used as retail premises. The floors above the shop are used as rental accommodation. The rented flats and the shop at present use the same entrance

### **Design**

#### **Use**

The use of the building will continue as existing

#### **Amount of development**

The amount of development remains as existing. The alterations are to facilitate the continued use as a shop.

#### **Layout**

The layout of the "shop front" is within the existing opening size, the only fabric alteration is at pavement level

#### **Scale**

The scale of the "shop front" is set by the available opening.

#### **Landscaping**

None

#### **Appearance**

The proposal is to retain the existing appearance of primarily glazing by introducing a galls door with sidelights with very little frame visible. The existing door to the rented accommodation will be retained unaltered

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## **Access**

There is a problem with access at the present time in that the shared door and lobby. The security for both the shop and the upstairs accommodation is compromised by the entrance door having to be left open for shop use and by the shop not having its own secure external access. In addition the lobby is so small that any form of wheelchair access is not possible. The proposal will both allow wheelchair access to the shop unit and allow for a more secure access to the residential parts.

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