

DESIGN/ACCESS STATEMENT

PROPOSED alterations to shop front to commercial property

at

148 Fortess Road, London NW5 2HP

for

Bromley Park Garden Estates Ltd

Prepared by

**Avalon Built Environment Ltd
Chartered Building Surveyors
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Use

The proposed development retains the existing use of the site as commercial use.

Amount

The proposed changes do not increase the amount of development of the site, being a change in appearance only.

Layout

The shop front of the proposed development will be seen from the public highway, and will be adjacent to the public footpaths. Scaled drawings are included showing how the proposed scheme is intended to alter the layout of the shop front and indicate the minimal nature of the works.

Scale

The designed scale of the development does not impact on adjoining properties and does not represent any extension or increase, the shop front will be matching in scale and in appearance with adjoining properties.

Landscaping

No landscaping is to take place as part of the development.

Appearance

The only change to the appearance of the properties will be the new shop frontage, which will replace the asymmetrical and improper existing units also currently presenting a risk of anti-social behaviour.

Access

The proposed measures relocate the access arrangements to the unit by bringing in pedestrians from the front whereas previously the side of the shop front was used.

A permanent ramped arrangement or similar temporary measure is proposed to the front pavement to allow for disabled access and the proposals do not cause an increased impact on the existing public and private transport arrangements within the area, being identical in term of numbers of openings and only subjected to minor relocation.

Conclusion

The proposal will ensure the suitable continued use of a currently vacant commercial unit by nature of the improvements in aesthetic quality through increased traditional appearance in line with adjoining shop fronts and create an improved public access to the pavement from the less suitable side entrance as is existing.

Ben Muir

Avalon Built Environment Ltd