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DESIGN & ACCESS STATEMENT

244 WEST END LANE, WEST HAMPSTEAD, LONDON NW6 1LG
Full Planning Permission – Town & Country Planning Order 1996.

Design & Access:

The current building at 244 West End Lane comprises of a redundant Grocery Store. There is no current shop façade only a roller shutter. The existing shop fascia consists of the roller shutters metal fascia, a shop signage board and awning box above. The ground floor is an open store broken only with a simple stud wall. There is a raised section of floor to the rear of the ground floor with secondary access. The existing basement has one room for storage, which has access to an external, partially covered lightwell.

Our proposal is to install a new traditional type painted timber frame with two glazed display panels above traditional stall risers either side of a recessed entrance door. There will be timber louvers above the glazed windows. The existing shop signage will be refurbished with new and the shutter screen adapted. We will be installing new illuminated projecting sign and three projecting lights over the main fascia sign. The ground floor will be refurbished to provide a large display and counter servery for a butchers and providore. The basement will be upgraded for staff changing & storage.

Use:

Our proposal is to refurbish the unit for use as a traditional butchers and providore. The two windows will display the shops stock with further timber shelving units inside to present other supplies. There will be a long servery counter on the adjacent side to serve customers. With cold room and display to the rear.

Scale & Amount of development:

The works will not alter its scale or increase the properties floor space.

Layout::

The layout of the ground floor has been refurbished to accommodate the new outlets requirements, as noted above.

Vehicular & Transport Access:

The building is sited on West End Lane where there are regular bus routes and train access via the under and over ground lines of West Hampstead.

Inclusive access:

The shops entrance will be made flush with the pavement and the entrance door will be more than 1000mm wide with clear glazed panel thus providing adequate access for disabled users.

Dated: September 2014.

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