

Design & Access Statement

For

**New fire escape stairs from first floor
down to existing beer garden**

At

**Lord Palmerston PH,
33 Dartmouth Park Hill
London
NW5 1HU**

Prepared by

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Prepared for

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Design & Access Statement

The Lord Palmerston is a medium sized Public House located with a small beer garden located in a residential area.

The property is in a conservation area.

The Statement covers the installation of new fire escape for patrons on the first floor and staff members to the accommodation on the second floor. The works has been brought on by an enforcement notice from the London Fire Authority to provide better fire safety to the upper floors

Use

'What buildings and space will be used for'.

The existing property is a public house with the bar and kitchen to the ground floor, function room and toilets to first floor with staff accommodation of the second floor.

With this application the use will remain the same with the introduction of the new escape route.

Amount

'How much would be built on the site'

The no extension or increase in floor area will be created as part of this application.

Layout

'How the Building, public and private space will be arranged on the site and the relationship between them and the buildings and spaces around the site'

The ground floor layout will remain mainly the same. The existing ladies toilet on the first floor will have window altered to provide a new door opening onto a new escape stairs. This will provide escape access for customers on the first floor and staff members on the second.

The current arrangement has a single staircase which rises in the middle of the building and provides no direct access to an external area which is against fire regulations.

The new escape stairs will have a suspended platform at first floor level and down onto a lower roof where a further staircase will lead down to the beer garden.

Scale

'How big the buildings and spaces would be (their height, width and length)

There will be no increase in floor area.

The new staircase and stairs will be constructed 900mm and rises from the raised garden level up to the first floor ladies toilet.

Landscaping

'How open spaces will be treated to enhance and protect the character of a place'

No landscaping is proposed as part of this application.

Appearance

'What the building and spaces will look like for example, building materials and architectural details'

The escape stairs and handrails will be constructed in black painted metal durbar floor plates and metal railings.

A new door will be installed in replacement of the existing window with the brickwork below the existing window being removed and the wall made good with bricks to match existing.

Access

Access arrangements for means of escape from the first floor will be carried out by the installation of the new escape stairs.