

# Design and Access Statement

Installation of new shop front

At

47 Chalton Street

London

NW1 1HY

Date: 29<sup>th</sup> Jan 2015

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## **1.0 Introduction**

The purpose of this Design and Access Statement is to examine the character and structure of the proposed development to meet the requirements of Planning Department at London Borough of Camden

## **2.0 Proposal**

The proposal of this design is for new shop front at 47 Chalton Street.

## **3.0 Site**

The proposed site is a 4-storey building where ground floor is for commercial use and rest of the floor is for residential use. The property situated on the west side of the Chalton Street and the building is not a listed building. The ground floor is currently uses as Estate agent office which is the subject of this proposed new shop front installation.

## **4.0 Design**

### **Use**

The proposed new shop front would be used for the same existing use.

### **Amount**

The proposal is for a new shop front installation to replace existing brick work of 7.91sqm.

### **Layout**

As the proposal is for a new shop front installation as such there are no internal changes proposed.

### **Scale**

The proposed changes at front would be 3.73 metres in width and 2.12 metres in height. The development would be well proportioned with the existing building and as well as with the surrounding buildings.

### **Appearance**

The new shop front would use frameless glass which would improve the existing look and it would perfectly blend with surrounding glazed shop front.

## **5.0 Access**

The new shop front would not impact in current access to the site.

## 6.0 Sustainability and Energy policy

Every possible way would be considered to develop the proposed changes as sustainable and energy efficient as possible, both in terms of the materials and process of construction of the proposed development.

## 7.0 Car parking issue

The proposal will not cause any parking issues.

## 8.0 Environmental impact

The proposed shop front installation will not impose any impact on environment.

## 9.0 Conclusion

The proposed new shop front is of an appropriate size and height and would not cause any unacceptable impact on the adjoining properties. The proposal would bring good look to the existing building and to the street scene.

## 10.0 Existing site image



