

DESIGN AND ACCESS STATEMENT

To accompany a full planning application for “Installation of new shopfront and minor external works at side and rear comprising replacement of pergola on the first floor external terrace, changes to fire escape stair and installation of new metal framed opening within ground floor roof” At 171 Camden High Street, London, NW1 7JY

- Internal and external alterations are proposed in connection with the refurbishment of the existing public house (Use Class A4). There will be no change to the existing floorspace or use.
- The changes will improve means of escape in the case of a fire in accordance with the relevant legislation and regulations.
- A new external staircase is proposed at the rear of the property to allow for use of the existing external side corridor as a means of escape for users at first and ground floor level onto Camden High Street.
- The design allows for increased and more efficient egress routes in the event of an emergency.
- On the first floor external terrace, the existing wooden pergola will be replaced with a new timber framed pergola with trellis fencing to provide added privacy and shade. Both the pergola and fencing are proposed to be overgrown with creeper planting. The proposed external terrace is to contain a large pitched metal frame roof light to allow for natural light to the ground floor.
- The proposed design also seeks to replace the existing entrance doors to the building and form a larger steel framed double door opening for added openness and increased circulation. The main point of access to the building from Camden High Street will remain as existing with the existing doors replaced. Level, step-free access will be provided at this location, enabling those with disabilities to enter the unit.
- The front elevation is proposed to be decorated for added aesthetic homogeneity.
- All of the proposals seek to make a positive contribution to the building and enhance its appearance within the Conservation Area. The overall appearance of the building will retain the traditional style of a public house.