

## DESIGN AND ACCESS STATEMENT – CAMDEN TOWN BREWERY

55 Wilkin Street Mews, Camden, NW5 3NN

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### 1.0 INTRODUCTION

- 1.1 The premises is located on Wilkins Street Mews, a commercial unit that sits within a converted Network Rail arch. This application relates to the proposed rear extension to Unit 55 of Wilkin St Mews similar to that of the adjacent three units. The extension is intended to increase the total interior area of the unit, for W.C and storage space for the existing brewery/bar.
- 1.2 The proposed extension is to follow in material and construction of the adjacent extensions constructed in 2009. Yellow facing brickwork / blockwork cavity walls will be used. Minimal demolition of the existing infill brick wall will be required to allow access to the proposed extension from unit 55.

### 2.0 PLANNING CONSIDERATIONS

- 2.1 The site is not within the adjoining Inkerman Conservation Area, which is to the east of the site, on the opposite side of the railway line from Wilkin Street Mews. It is therefore predominantly visually and physically separated from the immediate setting of this Conservation Area.
- 2.2 The proposed single story extension will not exceed the height and form of the adjacent extensions to the other units and will respect their material palette. The scale of the proposal is minimal but necessary to continue the A4 use of the unit. Restrictions due to the span of the arches and width of the viaduct ultimately limit the useable space within unit 55.

### 3.0 ACCESS

- 3.1 The current access to the existing site is through the shopfront situated to the West facing elevation. Access will be unaffected by the erection of the proposed single story extension. Two openings will be made in the existing infill wall enabling access to the proposed extension. Regarding the access and needs of people with disabilities, the ground floor of the site is completely level. The proposed extension area at the rear of the unit will maintain level access throughout.