

DESIGN AND ACCESS STATEMENT – CAMDEN TOWN BREWERY

55 Wilkin Street Mews, Camden, NW5 3NN

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June 2016



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 the demolition and erection of a new shopfront to Unit 55 of Wilkin St Mews. The application also applies to the demolition and erection of an external storage unit/shed.
- 1.2 The proposed shopfront is to follow in material and construction of the existing aluminum system installed in 2009, with the addition of a new opening system better suited to the commercial use of the unit. The storage unit/shed is to be a timber frame construction with no fixings into existing structures, clad is OSB board and corrugated sheeting to further protect against the weather.
- 1.3 The proposal can be read in conjunction with planning application PP-05111357 regarding a single story extension to the rear of the same unit, submitted May 9th 2016.

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 shopfront will not exceed the height and form of the existing shopfront, which is located within a brick arch. The brick arch restricts the potential to propose anything other than the existing form of the arch; therefore the proposed shopfront will follow the existing with an alteration to the opening allowing more functional space for the commercial unit. The proposed shopfront will match in material as the existing.
- 2.3 The existing construction of the storage unit is timber fencing with no weather protection ill suited to the needs of a commercial unit. The proposed storage unit aims to have further weather protection using like for like materials. The storage unit sits directly under the Network Rail staircase restricting the form and height.

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 new shopfront. Erection of the proposed storage unit will not affect access to the unit. Regarding the access and needs of people with disabilities, the ground floor of the site is completely level therefore possesses no access restrictions.

