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# at design

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## **DESIGN & ACCESS STATEMENT**

278 WEST END LANE, WEST HAMPSTEAD, LONDON NW6 1LJ

NEW SHOP FRONT

Full Planning Permission – Town & Country Planning Order 1996.

### Design & Access:

The current building at 278 West End Lane comprises of a Wine Merchant 'Brooksby Wines'. The current shop façade is of two tiled stall risers and a blue aluminium glazed display windows either side of a glazed entrance door. There is an existing roller shutter box below the shop signage board which are lower than the original signage board, seen above as white boarding. The current signage board is illuminated and has an illuminated projecting sign. The ground floor is an open store broken only with a simple stud wall. There is a raised section of floor to the rear of the ground floor with secondary access. The existing basement has two rooms for storage and a staff WC.

Our proposal is to install a new traditional type painted timber frame shopfront. Comprising of an 1100mm high stall riser with three glazed folding panels to the right hand side of the glazed entrance door and a single fixed display panel to the left hand side. Above these are five glazed fanlights. We shall re-instate the original shop signage (though refurbished). We shall upgrade the existing illuminated projecting sign and three projecting lights over the main fascia sign. The ground floor will be refurbished to provide display shelving line and till counter for a new Specialised Wine Merchant. The basement will be upgraded for staff amenities & storage.

### Use & Layout:

Our proposal is to refurbish the unit for use as a new style 'specialised' Wine Merchant. The front of house area will comprise of display shelving area and customer training and tasting area. This is a 'new' sales system of promoting high quality understanding of the products. The basement will be upgraded for staff amenities & storage. The existing floor area is 78 sq.m. @ ground floor and 26 sq.m. @ basement level with a total internal area of 104 sq.m. There is no increase in floor area. There is no Change of Use.

Scale & Amount of development:

The works will not alter its scale or increase the properties floor space.

Vehicular & Transport Access:

The building is sited on West End Lane where there are regular bus routes and train access via the under and over ground lines of West Hampstead.

Inclusive access:

The shops entrance will be made flush with the pavement and the entrance door will be more than 1000mm wide with clear glazed panel thus providing adequate access for disabled users.

Dated: August 2016.

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