

56 Heath Street, NW3 1DL

31 January 2019



DESIGN AND ACCESS STATEMENT

56 Heath Street, NW3 1DL

**Undertaken on behalf of: Dexters Ltd
DATE: 31 January 2019**

1. SUMMARY

This Supporting Design and Access Statement has been prepared by Ideal Planning and Design, on behalf of Dexters Ltd. It accompanies a planning application for installation of a new shopfront and advertising consent to 56 Heath Street.

2. USE

The site is currently an Estate Agent's and falls within A2 class category.

3. AMOUNT

The proposal does not seek to alter the amount of existing floor space.

4. LAYOUT

The proposed shop front design is a traditional painted timber frame design, incorporating a timber stall riser, a timber plinth and timber framed glazing. A timber framed door with glass panels form the main access to the shop.

5. SCALE

There is no change to the existing scale of the building.

6. LANDSCAPING

There is no change to the existing landscaping to the building.

7. ACCESS

Access from the street is as existing.

Access to the site internally is unchanged.

Entrances: Where possible within the restrictions of the existing building fabric, level thresholds to all entrance doors and minimum clear widths to comply with Building Regulations Approved Document Part M will be provided.

Circulation: Where possible within the restrictions of the existing building fabric, internal ground floor access with minimum clear widths of unobstructed openings being achieved.

Means of escape: the provision of a safe means of escape from the building is to be provided via compliance with Building Regulations Approved Document Part B.

Door widths and openings: Where possible within the restrictions of the existing building fabric, all door widths and openings to meet minimum requirements of Approved Document M and BS 8300 (or clear openings, type and height of handles, vision panels, door closers etc).