

DESIGN & ACCESS STATEMENT

**FULL PLANNING APPLICATION
FORMATION OF STAIR TO BASEMENT
& ALTERATION TO SHOPFRONT
57 CHALTON STREET
LONDON NW1 1HY**

For
DAR AL HEKMA - APPLICANT



By
JOHN MARKHAM ASSOCIATES
LITTLETON PANELL DEVIZES

OCTOBER 2022

1.00 AUTHORITY

John Markham Dip Arch has prepared this statement in support of a formal application for permission for the alterations to form an access staircase & guarding giving access to the basement level together with the removal of access to the existing barbershop from the street & infilling to match existing shopfront.

2.00 CONTEXT

57 Chalcot Street is a building in multiple occupancy with a barbershop at ground level. It is owned by Dar Al Hekma a registered charitable trust operating for the benefit of the Shia Muslim community. The five storey building, an HMO incorporates a barbershop at street level with direct access via the glazed shopfront.

3.00. THE PROPOSAL

The proposal is for the creation of an access stair leading down from the back of pavement to the basement level together with a metal staircase, handrails & balustrade with a gate giving access from the pavement.

Access through the shopfront will be altered to allow closure of the existing barbershop entrance & infilling to match the shopfront. The remaining entrance door will then give access to a lobby serving both the upper floors & barbershop.

4.00 ACCESS & SERVICES

All vehicular access to the property is unchanged. Alterations to pedestrian access are described in 3.

The main services and drainage will not be altered.