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Design and Access Statement V3

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Applicant: Anca Zsifkov-Gavra, Turntable Bakery
Application site: 121 Muswell Hill Road, Muswell Hill, London, N10 3HS

Please refer to the following drawings alongside this statement:

371.100 Site and Location Plans
371.101 Existing Plans
371.102 Existing Exterior Elevation
371.201H Proposed GA and RCP
371.301B Proposed Exterior Elevation
371 Existing Photos
371 Heritage Statement V3

Design Statement

1. INTRODUCTION

1.1. This Design and Access Statement is written on behalf of our client, Turntable Bakery (hereafter referred to as Turntable), in respect of proposals at the ground floor premises at 121 MUSWELL HILL ROAD, MUSWELL HILL, N10 3HS

1.2. The planning application seeks permission for the redecoration of the existing shopfront. Internally, the addition of pastry kitchen within the existing front of house space. Advertisement consent is also sought for associated advertisements comprising 1 no. non-illuminated fascia sign and frosted manifestations applied to the shopfront glazing.

1.3. The proposals are considered an improvement on the appearance of the building by refurbishing the existing shopfront.

1.4 Overall the proposals are considered to comply with relevant planning policy and it is requested the planning permission and advertisement consent is granted accordingly.

2. SITE CONTEXT

2.1. The application site comprises 1 shop unit on the ground floor of the Everyman Cinema (Previously Odeon Cinema).

2.2. The building is Grade II listed as one of the finest examples of George Coles' Art-Deco Odeon Cinemas, with a band of cream tiles above the curved shopping parade.

2.3. The application site is located within the curved parade of shops within the Muswell Hill conservation Area 3.

3. DESIGN SHOPFRONT

Muswell Hill Road Elevation

3.1 The proposals seek to repaint the existing shopfront at 121 Muswell Hill Road, to facilitate the operation of Turntable, an artisan bakery, from the unit.

3.2 The shop front will contain the bakery counter which will be a showcase to the unit with the production and finishing of the pastries and bread visible to passersby and customers inside the shop. The overall layout provides an improved arrangement within the unit and a more active window display.

3.3 This shop front is designed to improve upon the existing shopfront, with woodwork made good and colour chosen to match the Turntable brand.

3.4 The main signage will be painted dark brown on the butter yellow fascia board above the storefront.

Access Statement

Customers, including those with mobility difficulties and wheelchair users, will be able to access the site via the double door main entrance. There is level access into the premises from the shopfront side for customers and level access to all customer facing areas.

There is one 75mm step down into the kitchen and 170mm step down from the rear exit. Due to the physical nature of working in a bakery and set height of the industry equipment, it is not feasible for employees in a wheelchair to work in the kitchen environment.

There is an existing ambulant WC in situ, although the dimensions and layout do not comply with Building Regulations Approved Document for an accessible WC. It has been established that the structural walls and final drainage connections are the cause of this and that it is not practicable to change them so the wall layout and toilet pan location will remain as existing. New sanitaryware will be installed in an arrangement as closely aligned with the Approved Document as possible, with the sink being moved closer to toilet pan on the adjacent wall.

The front of house counter will have movable chip and pin machines on the counter and staff will be trained in how to aid customers with any disabilities. Customers can also be served whilst seated if this is more comfortable for them.

We consider the proposals are in compliance with the requirements of the Equalities Act 2010 and the Council's Shopfronts and Signage SPD (2008).