

**Design & Access Statement  
for  
PRICC  
2B Chepstow Road  
LONDON  
W2 5BH**

**DESIGN STATEMENT:**

Proposal: Fit out of existing ground floor shop to create an open and welcoming salon providing acupuncture services to the community and wider general public. The existing shopfront will be redecorated and the new logo sign written onto the fascia panel.

**CONTEXT:**

Situated within the Conservation Area of Westbourne, Chepstow Road is a traditional street with a mix of Georgian and Victorian terraced buildings. It is mainly residential with some retail and restaurants at street level. 2B is a shop at the ground floor of a small two storey Georgian building with living accommodation above. The building is painted stucco with an original Georgian twelve pane sash window at first floor level, a parapet wall and mansard roof.

It is part of a block of mixed buildings, redeveloped in 2003 with purpose built housing built behind the retained Georgian and Victorian façades. The adjacent property is a shop with a restaurant on the corner of the block, upper floors are residential. The use of the building is Retail and it was previously occupied as a carpet shop. There is no change of use required.

**PROPOSED USE:**

PRICC is a salon providing acupuncture services to the general public by appointment. They are taking on the lease of the empty ground floor shop within the building. The building is currently vacant and the salon will provide a useful service within the community. Signage will not be illuminated and the proposal does not include any structural works.

**Amount:**

Internal:

- Remove previous tenant's internal fixtures and fittings
- Redecorate walls and ceiling
- Fit new terrazzo floor
- Fit new recessed LED lights
- Fit ducted system for HVAC
- Construct new partition walls to create treatment rooms

External:

- Redecorate existing shopfront
- Sign write new PRICC logo to fascia and shop number to stall riser

**Layout:**

No change to the existing layout of self contained ground floor

**Scale:**

There will be no alteration to the existing volume of the building.

**Landscaping:**

No change

**Appearance:**

The existing timber framed shopfront and fascia will be retained and painted Farrow & Ball "Dorset Cream" with green letters sign written onto fascia.

See shopfront elevation PRIC-GA502.

**Access:**

**Vehicular and Transport Links:**

The existing shop is within the Westminster Borough, West London with excellent public transport by bus and underground services. It is currently outside the Congestion Charging Zone and car parking is subject to local authority restrictions.

**Policy to disabled access:**

It is PRICC's policy to provide acupuncture services to any person who is in any way disabled / physically impaired. There is level entry from the street with the reception and treatment rooms all on the same level .

**Disabled Access**

There is level entry from the street with the reception, treatment rooms and accessible toilet all on the same level. The existing doorway is 825mm wide.

**Approach / Entrance:**

No change to existing single entrance at the front of the unit.

**Emergency Exit Doors / Alternative Entrance and Emergency**

**Escape Route:**

No change to existing, the front door is the only access into and out of the building