



4 Engine Mews, Cullingworth, BD13 5FL



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DESIGN AND ACCESS STATEMENT

EXISTING UNIT TO BE DIVIDED BACK INTO TWO SEPARATE UNITS NO. 5 AND NO.6 INCLUDING
NEWSHOPFRONT ENTRANCE TO THE RIGHT-HAND SIDE FOR UNIT NO. 6

5-6 Skinner Street Newport NP20 1GY

The proposed works are to divide the existing property 5-6 Skinner Street back into two units. The existing entrance will remain and our proposals are to create a duplicate entrance to the right hand side of the shopfront to enter unit no 6.

The application site is GII Listed Highbury Chambers (Cadw ref: 23147).

The existing commercial unit was No 5 – 6, which was a William Hill bookmakers, with a Timber shopfront painted RAL 5013, Timber pilasters and a recessed entrance door providing ramped access into the property. Internally the unit is open plan, with the provision of toilets. Any internal walls for the shop fitout would have been timber stud allowing easy removal.

This application is for the provision of a new entrance to the right hand side unit no 6, which will match the current entrance into no 5. All timber details and profile will match the existing entrance.

The new entrance will also be recessed to allow ramped access into no 6. So that it satisfies building regulations Part M and allows easy entry and exit for staff and customers.

We have ensured that minimal alterations to the existing shopfront in regards to the timber pilasters etc, we are only removing one section of glass to create the new entry. All Historic features will remain as existing.

Internally we are providing a new party wall to divide the two units, which will be central on existing columns within the unit, to create two equal size units approx. 69m². Each unit has adequate space for turning circles and clear independent paths to facilities.

Providing a personal service from concept to completion