**Design and Access Statement**

**Property Address:**
5 Goodge Place, London, W1T 4SD

**Proposal Overview:**
This proposal seeks to replace the existing ladder access to the lower ground flat with an 8mm mild steel staircase. The staircase will provide independent access to the lower ground flat from street level, thereby ensuring the flat has direct entry without relying on the communal entrance. This modification will improve accessibility while maintaining the property's safety, security, and the integrity of its historical character, all within the context of a conservation area.

**Existing Condition:**
The building is a mid-terrace house currently divided into four flats, with the flat in question located at the lower ground level. At present, access to the lower ground flat can be gained via a ladder from street level, leading down to a basement entrance. This access is considered insufficient for the occupants’ needs, prompting the proposal for a new, safer, and more functional means of entry.

**Proposed Works:**
The existing ladder will be replaced with a new staircase made of 8mm mild steel. The new staircase will allow for safe and independent access from the basement entrance to the street level, providing the lower ground flat with a direct, private entryway. This will eliminate the need for the residents to use the communal entrance situated at street level, offering greater convenience and privacy.

**Design Details:**

* **Material:** 8mm mild steel, selected for its durability, safety, and minimal impact on the building’s character.
* **Staircase Dimensions:**
	+ **Height:** 2620mm
	+ **Length:** 2170mm
	+ **Step Height:** 210mm
* The design of the staircase has been tailored to ensure ease of use and access while fitting within the available space.
* **Appearance:** In keeping with the property’s historical character, the staircase has been designed with subtlety and respect for the building’s aesthetic, using a material that complements the existing features of the property. The design is intended to blend harmoniously into the conservation area, preserving the overall appearance of the structure.

**Safety and Security Considerations:**

* **Fire Safety:** The proposed staircase will be constructed using 8mm mild steel, which is a fire-safe material that adheres to current safety regulations for fire escape routes.
* **Security:** The security of the basement entrance will be maintained by ensuring appropriate and secure locks are fitted to the basement door, preventing unauthorized access to the flat.

**Impact on Conservation Area:**
Given that the property is located within a conservation area, all elements of the proposed works have been carefully considered to minimize any potential visual impact. The choice of materials and design has been made with the aim to preserve the property’s historical integrity and ensure the staircase is in keeping with the surrounding architectural environment.

**Conclusion:**
This proposal will enhance the accessibility and functionality of the lower ground flat by providing independent, safe access from street level. All works will be carried out with careful attention to detail, ensuring that both the design and materials used respect the property's character and the requirements of the conservation area. The staircase will meet all necessary safety standards, and the security of the lower ground flat will be maintained.