

## **DESIGN/ACCESS STATEMENT**

**PROPOSED** combination of two commercial units into one and change of use of 1no. to A3 use.

at

**116a & 118 Fortess Road, London NW5 2HR**

for

**Bromley Park Garden Estates Ltd**

Prepared by

**Avalon Built Environment Ltd  
Chartered Building Surveyors  
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**Use**

The proposed development retains the use of a single unit as A3 (118) but proposes a change of use of 116a to A3 from A1 following opening up of the units.

### **Amount**

The proposed changes do not increase the amount of development of the site, with only a minor amount of additional floor space created by the removal of the party wall between the units.

### **Layout**

Scaled drawings show how the proposed scheme does not alter the layout of the commercial units indicated by the extremely minimal nature of the works.

### **Scale**

The designed scale of the development does not impact on adjoining properties and does not represent any extension or increase, being solely internal in nature.

### **Landscaping**

No landscaping is to take place as part of the development.

### **Appearance**

There are no changes to the appearance of the properties, the works being solely internal in nature.

### **Access**

The proposed measures do not cause an increased impact on the existing public and private transport arrangements within the area, matching the existing in terms of number.

### **Conclusion**

The proposal will enable greater flexibility in the use of the units and will be of low impact in terms of any of the considerations above.

**Ben Muir**

**Avalon Built Environment Ltd**