

Design and Access Statement

63-65 Fairfax Road NW6 4EE

This Design and Access Statement is intended to aid the understanding of the design intent expressed in the drawings and support material submitted as part of the planning application.

Context.

Numbers 63 and 65 Fairfax Road are situated along side commercial, retail and restaurant units, all at ground floor level. Number 65 is presently a restaurant and number 63 is vacant.

Proposal.

The proposal is to unify these two units into one by means of creating openings to the boundary wall which currently separates them. It is intended that number 65 remains as is and number 63 annexed to it. Number 63 will be decorated as number 65 and will include a new bi-folding door to its frontage. Number 63 will not have any food preparation and will include a disabled WC at ground level.

Layout.

The proposal will unify the two units by offering additional seating to number 65 and will include a disabled WC at ground level.

Appearance.

The proposed will add presence to the street frontage and by including bi-fold doors, will allow number 63 to be fully open to the exterior.

It is envisaged that the proposed design meets the standards as Lifetime Homes or Buildings for Life standards.