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GROUND FLOOR FLAT
51 COMPAYNE GARDENS
LONDON NW6

DESIGN AND ACCESS STATEMENT

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INTRODUCTION/ PROCESS

Further to the submission of a planning application, A government requirement means that a design and access statement must now be submitted to the Planning Authority.

The aim and purpose of this Statement was to consider the qualities and characteristics of the site and the surrounding area and formulate a proposal and design that would be suitable for the site and the proposed development.

The statement requires that the following aspects of the development and building design be taking account:

The use

The amount

The layout

The scale

The landscaping

The appearance

And the access requirements in and around the building.

The design and access statement will not form part of the planning application but will accompany and support the application to communicate to Local Authority Planning Services the scheme design in full to secure their recommendation for planning approval.

SCALE

The property is a semi detached property. With a form and design which is common to most other houses on the road

The proposal will not alter in any way the scale and size of the property.

LANDSCAPING

The existing property has an open paved front gardens which is predominately used as car parking. The proposal will not alter this existing arrangement.

The rear garden which is predominately turfed with perimeter hedging.

The proposed development will maintain the same design to the front gardens with some evergreen low level potted planters introduced to the front and rear gardens

APPEARANCE

The new construction will match as closely as possible the existing buildings. All new brickwork will be second hand London stocks to match the existing.

The materials to be used are as follows:

- Windows white Upvc.
- Doors painted hardwood

Consideration will also be given to ensure that the material used and design will be compatible with the neighborhood.

ACCESS CONSIDERATIONS

An Access Statement is required by statutory regulation under the Disability Discrimination Act.

The statement is expected to consider the following:

- **ACCESS UPTO AND AROUND THE DEVELOPMENT**
- **BUILDING /SITE APPROACH AND ACCESS ROUTES**
- **ACCESS INTO THE DWELLING**
- **CIRCULATION WITHING THE ENTRANCE STOREY OF THE DWELLING**
- **VERTICAL CIRCULATION WITHING THE BUILDING**
- **ACCESSES TO SWITCHES AND POWER SOCKETS**
- **SANITARY PROVISIONS**

The accessibility considerations was taken into consideration, however the building is existing in structure with inherent accessibility constraints and the proposals are such that the building access considerations will be no worse than the existing.