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## DESIGN AND ACCESS STATEMENT

on

### PROJECT

UNITS 1 AND 2  
APOLLO STUDIOS  
CHARLTON KINGS ROAD  
LONDON  
NW5 2SB

### CLIENT

OPC LTD

### FILE REF

349/14

## DESIGN AND ACCESS STATEMENT

### INTRODUCTION

This statement has been produced to support an application for planning permission in respect of minor changes to Units 1 and 2, Apollo Studios, Charlton Kings Road.

### EXISTING SITE AND SURROUNDING AREA

The application site comprises an office set within a mixed use development, which is directly accessible via a gated pedestrian and vehicular ramp.

The application site is accessed from Charlton Kings Road and is not within a conservation area.



1. View from middle of access ramp looking towards Charlton Kings Road



2. View from bottom of access ramp looking toward Charlton Kings Road.

## DESIGN STATEMENT

Existing openings to units 1 and 2 shown below.



3. Existing glazed door which is fixed shut (previous access to Unit 1)



4. Existing entrance door to offices. (access to Units 1 and 2)

A new timber door stained grey is proposed to the opening shown in image 3. The threshold will be slightly lowered to allow for level access. A new window to match the existing shown below is proposed to the opening shown in image 4 with new brickwork to match existing up to new cill level.

Existing windows.



The new window to replace the door will match the material, style and configuration of the existing windows.

## ACCESS STATEMENT

The threshold (door shown in image 3) will be lowered to form a flush threshold. There will be a step down in to the reception area of approx. 120mm, but a removable ramp will be supplied to allow for ramped access to the building when required.

A new ACO Doorway Drain will be fitted in front of the new threshold to stop water ingress.

The external bollards (shown in image 4) will be moved to provide pedestrian protection to the new door location.

New disabled WC provision will be installed adjacent to the reception area for the use of both staff and visitors. New doors will be installed between the reception and to the disabled WC that meet the width criteria of 785mm clear.