

# DESIGN AND ACCESS STATEMENT

354 FINCHLEY ROAD, LONDON, NW3 7AJ

## INTRODUCTION

This design and access statement has been produced by PCDS Building and Structural Design Consultants to describe our proposals at 354 Finchley Road, London, NW3 7AJ

This statement is submitted as part of our planning application dated 06 October 2009.

Please refer to drawing number: A1/2275/50

## USE

The existing detached building is residential.

The proposed scheme is for an amendment to a previous planning application, granted on 18 March 2008 (Ref 2008/0293/P) to include 2 no. rear balconies at second floor level.

## LAYOUT

The impact of the proposed scheme on neighbouring residents would be kept minimal as the proposed railings have been specified to match with railings to adjacent properties. It should be noted, there are several properties adjacent to 354 Finchley Road with first/second floor balcony areas. The railings will also be partially screened by existing trees to the rear of the property.

## APPEARANCE

The new railings will be black painted metal. The new railings will be designed and installed to the latest building regulation requirements and as the drop from the second floor is in excess of 2 feet the railings will be a minimum of 1100mm high from the balcony floor level and the design of the balcony railings will ensure a sphere of 100mm in diameter can not be passed through any gap.

## ACCESS

Access to the property will be as existing.

Job No. 2275