

**Design and Access Statement  
Flat 1, 1 Strathray Gardens, London  
NW3 4PA**

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 for alterations to the entrance steps and entrance to flat 1, 1 Strathray Gardens, London, NW3 4PA.

**1.0 Introduction.**

The proposal is based on the physical problems of access incurred to the flat 1 by the existing access steps. The existing steps are irregular in both riser heights and depth of treads. This has meant the use of the existing access steps to be not in a comfortable rhythm of travel, safety concerns and non-compliance the current Building Regulations.

In addition, it is proposed to re-build the existing entrance lobby due to the poor aesthetic and build of the existing portico. For this reason it is intended to re-build the portico, bringing it forward from the existing line, introducing an access door into the newly formed lobby. To add protection from the elements, it is intended to include a glass, period canopy which will enhance the appearance of the entrance

**2.0 The Proposal.**

For this reasons given in the introduction above, it is proposed to re-build the existing access steps in order to allow for a safer and more attractive feature to this building. The new steps will be built with equal treads and risers and incorporating intermediate landings for ease of use. The proposed steps are to be clad in York stone slabs which are common in the area.

The proposed portico/entrance lobby will be of a superior build quality although, apart from providing a new entrance door and external glass canopy, the existing use of side extension will remain as utility.

**3.0 Conclusion**

This proposal will improve the ease of access to flat 1 and, with the addition of the period glazed canopy, will enhance the overall appearance of number 1 Strathray Gardens and will make a positive contribution to the conservation area.