

PROPOSED REAR FRENCH DOORS AND EXTERNAL STAIRCASE AT:

FLAT 2, 30, WEST END LANE, KILBURN, LONDON.
NW6 4PA.

DESIGN AND ACCESS STATEMENT

DESIGN

1) Use

The design brief was to remove timber box sash window to the rear bedroom. Install double glazed timber French doors and frame with borrowed light over. Install galvanised iron external staircase for access to garden. Tomber treated treads and landing.

This has been achieved by utilising part of the existing garden to the rear of the property., which is part of the freehold of the property.

2) Amount

The original floor area of the flat has not been altered or increased.

3) Scale

The height of the French doors will not be greater than the box sash window removed. The scale and massing of the new staircase will be in proportion to the existing building and other adjoining and surrounding properties. Adjoining property has already been altered to receive external staircase.

4) Landscape

The proposed new French doors and external staircase will have no detrement on the existing landscape as from the front of the property it will not be visable. The rear French doors and staircase over look the rear garden as did the existing sash window. The new staircase will not affect light to any windows to the rear elevation.

5) Appearance

The proposed French doors and staircase are designed to blend in with the existing property and for the period of the property.

All the external joinery will be of timber and painted. The staircase will be in *galvanised iron of design to match the period of the property.*

All materials are still available and will blend in with all the existing once weathered.

ACCESS

1) Vehicular

Vehicular access to the property remains unchanged as parking is on the public high way.

2) Pedestrian

Pedestrian access to all the entrance doors remains unchanged. Access to the rear garden for all flats is as existing via the side passage. The new staircase will allow access to the rear garden via the flat with out using the side passage. The new external staircase will aid and provide better means of escape from the flat in the event of a fire.

END