

DESIGN AND ACCESS STATEMENT

Project – Langland Mansions, 228 Finchley Road, London NW3 6QA

Date – 7th March 2017

1.0 Context

Langland Mansions is a large red brick mansion block, consisting of a number of private apartments. There is a garden to the rear of the block, as well as a smaller garden to the front, which spans along Finchley Road and Langland Gardens. There are three stepped access routes from the Finchley Road, one serving the side of the property and two to the main entrance. There are two further access points on the Langland Gardens elevation, serving both the main entrance and the other side of the property.



2.0 Proposal

There is damp ingress in the 2 No. ground floor properties within the block, as a result of poor workmanship when the last external landscaping works were undertaken some years ago, this is due to the fact the level of the paths exceeds the height of the DPC at the rear of the property, the levels were also incorrectly laid and now fall towards the building, adding to the damp ingress issue as described above. The existing paths to the front elevation are defective due to tree routes penetrating the surfaces, causing trip hazards and health and safety issues in a number of locations. The tree routes have also ruptured underground drainage around the site, it is therefore intended that drainage repairs are also undertaken as part of the works. New paths are required to be laid around the site at reduced levels in order to deal with issues described above,



Extensive repairs are also required to the boundary wall on the Langland Mansions elevation, due to the fact that tree routes and a suspected impact have caused severe damage. It is intended that the existing trees are removed and new more suitable trees/planting and a mature hedge are installed along the boundary of both Langland Mansions and Finchley Road.

Japanese knotweed has been discovered on the boundary to the rear of the property. It is intended that specialists are appointed to carefully remove the invasive species in a controlled and safe manner.

The residents require tidy and secure storage structures for their refuse bins. This proposal is for the erection of 2 No. bin stores, 4.0m in length and 1.20m high. The stores are to be located on the Finchley Road elevation, towards the right hand flank of the building. Please refer to drawings for further information. There will be no changes in the collection of the refuse.

The materials for the store will be timber and metal. 5 No. timber clad doors will front the bin stores (see proposed drawings).

The position of the bin stores will be at path level as existing and is therefore higher than the road level. It is proposed that a 1.6m high instant hedge is located in front of the bin stores on the Finchley Road, so the bin stores will not be visible looking into the site, as mentioned above.

3.0 Access

The proposed ramp will commence on the corner of Langland Gardens and Finchley Road and will replace existing steps, the gradient of the ramp will be 1:12 in order to comply with Building Regulations and will be finished in York paving, Existing brick walls and railings will be retained where possible, a new metal painted handrail will be installed along the length of the ramp,

All other access points will be retained as existing.