

AVENELL DESIGN & BUILD.
DESIGN & ACCESS STATEMENT.

Project : 3-4 ALBERT TERRACE, LONDON. NW1 7SU.

The work involved will not involve any demolition works or alterations to the existing structure, access or garden area.

All access routes will remain open at all times and existing parking arrangements on the public highway will not be affected but the scope of works.

The areas to be affected within the site boundary are the access steps to the main front door (see photographs 1 – 4) and open areas to existing balconies (see photographs 5 – 7.) to the front of the building.

The manufacture of the railings and protection railings will be carried out “off-site” and delivered to site Pre painted for installation using prefixed holding brackets.

Delivery will be via Companies own vehicle and to avoid and difficulties with restricted and residents parking it is decided that the delivery will be scheduled over the weekend period.

As stated earlier the works do not constitute any demolition, alterations to the existing structure are interfere with existing access arrangements.

The railing design and construction will be as detailed on drawing number AV – D&B 123/1. With railings and spear heads to match those used on the existing front railings and gates.

AUGUST 2017. ADB/ 123/1