

# *J & Architectural Design Ltd*

A Design & Build company  
1 Lytton Close, Northolt Village, Northolt, Middlesex UB5 5BU  
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## **DESIGN & ACCESS STATEMENT**

RE: Flat 8, BROOK HOUSE, CRANLEIGH STREET, LONDON  
NW1 1NU

Brook House is a quiet residential block of flats. Flat 8 is within 5 minutes walk to bus and 10 minutes to train station with easy access to central London and surrounding towns.

Parking is on street parking.

There is a children's play park close by.

The main shopping centre is approximately 10 minutes walk from flat 8, brook house, cranleigh street NW1 1NU.

The above features make the area suitable for professional couples commuting to town, elderly people to enjoy the quiet and pleasant surroundings, families with children to use the playground and enjoy the access to a healthy and quiet shopping area.

This new proposal is relocation of new boiler flue.

Escape in the event of fire will be from first floor by way of egress windows back and front.

Smoke alarms and heat detectors throughout.

Living room windows no higher than 800mm from floor level, with easy opening.

The design will incorporate adequate parameters to comply with Part E,L,P & M, as well as other mandatory Building Regulation Standards.

During the build, Health & Safety requirements will be strictly adhered to.

# *J & E Architectural Design Ltd*

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All materials used will match the materials of the surrounding buildings; there will be no detriment to the light and facilities of neighbouring properties.

Solid waste storage will be addressed and placed with easy access for refuse collectors. Gas, electric and water meters will be sited to the outside of the building.

The design has sought to encompass all Council requirements