

DESIGN AND ACCESS STATEMENT

FOR

***Provision of additional matching concrete piers and metal guard rail to
match the remainder of the Queensmead Estate boundary wall***

AT

***1-8 Mancroft Court
Queensmead
St Johns Wood Park
London NW8 6QU***

Prepared By

**BLAKENEY LEIGH LTD
LION HOUSE
86 STATION ROAD
WEST WICKHAM
KENT BR4 0PU**

On Behalf of

Queensmead NW8 Limited

***NG/KFH_229
24th June 2019***

1. PURPOSE OF PROPOSAL

The proposed works involve the installation of 3no. matching pre-cast concrete piers and stainless-steel guard rail and support posts in order to maintain the frontage of the remainder of the Queensmead development fronting St Johns Wood Park.

The development is to achieve a uniform frontage across the street elevation.

2. PROPOSALS IN RELATION TO THE EXISTING BUILDING

The proposals directly mirror and replicate the boundary treatment of the remainder of Queensmead and the St Johns Wood Park

3. DISCUSSION WITH NEIGHBOURING PROPERTIES

There have been no discussions with any of the adjoining properties as the proposals do not in any way impact on any of the immediate neighbouring properties by way of shadowing, lighting, visibility, proximity, overbearing.

4. SITING AND APPEARANCE

It is proposed to install 3no. new pillars and internals to mirror the remainder of the Queensmead development. One placed at the north end of the boundary, one central up to the entrance steps and one further on the corner to the vehicle entrance. All to match the adjacent boundary.

In addition, a stainless-steel guard rail on brackets is also proposed, again to match the adjacent boundary appearance.

5. SCALE, HEIGHT, WIDTH & LENGTH OF THE PROPOSAL AND RELATIONSHIP TO THE EXISTING BUILDING

All dimensions and scale are to match the adjacent boundary to Queensmead on the St John's Wood Park elevation.

6. ACCESSIBILITY

The proposals do not affect any accessibility to the subject building or neighbouring properties.

7. **RELATIONSHIP BETWEEN PROPOSED WORKS AND PUBLIC ROUTES**

The pillars would project forward of the front boundary wall as existing

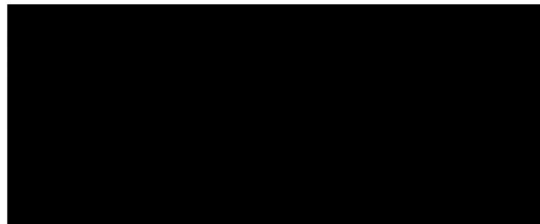
8. **LANDSCAPING TREATMENT**

There are no landscaping proposals in relation to this application.

9. **PROPOSED MATERIALS**

Pillars to be of matching white concrete with washed aggregate finish and banding. Matching concrete coping stone in matching materials and finish.

Stainless steel guardrails in matching diameter metal work, support brackets and fixings.



NG/KFH229
24^h June 2019