

Wedderburn House

1 Wedderburn House, London NW3

Design and Access Statement

Design

The proposed works are very simple. The full extent of works is simply the removal by hand bolster and disposal of the existing slate tiles that are currently loose and dangerous to the exterior front access path and porchway step of a residential block of flats. The existing material is to be replaced with an appropriate natural York stone slab of traditional sawn appearance in keeping with the nature of the premises.

The design is of a traditional style random lay, set in wet mortar with a traditional pointed 5mm jointing. The design allows for finishing in a non-slip sealant coating that is suitable for a front pathway that will be accessed by the residents of the flats.

Access

The pathway is accessed directly off the public pavement on Wedderburn Road. The process of works will not require access from the public pavement other than for the initial delivery of materials which will be taken by flatbed truck and unloaded by hand to the rear carparking area and thereafter hand carried whilst the slabs are being laid.

The existing slabs which are being removed will be bagged and stored at the rear car parking and removed by licensed waste contractor in one load together with excess material upon completion of the works.

All works to be carried affect no areas other than the material storage area (interim) to the rear and the pathway itself whilst the works are ongoing. All works are by hand. There is no mechanisation, no plant access or plant required. There are no 'working at height' elements, ladders, lifts or scaffolding required. A cordon will be set inside the curtilage preventing access to this pathway during the course of the works. Residents will access and ingress from the rear of the building and leave the site via the driveway. There will be no intrusion upon any public space, nor the communal areas within the building. It is effectively no more than the re-laying of the garden path.