

DESIGN & ACCESS STATEMENT

RECONSTRUCTION OF FRONT ACCESS STEPS FOLLOWING SUBSIDENCE RELATED DAMAGE



Left pillar to be rebuilt off new foundation, so that new pillar is plumb.

Extent of works

Right pillar to be locally rebuilt off existing foundation so that

Access steps to No.32 to be rebuilt. (Party wall between stairs to be stabilised rather than rebuilt)

Reference: Loredune Property Management

Risk Address:

32 South Villas, LONDON, NW1 9BT

Design and Access Statement

Design Principles and Concepts

1/ General

The proposed works comprise of demolition and reconstruction of the existing front access steps together with localised brick repairs to the side elevation of the front projection, due to it suffering damage due to subsidence.

The reinstatement works are subject to an insurance claim therefore the intention is to reinstate all of the above to match the existing structure whilst complying with current regulations.

2/ Scale

The development consists of the reconstruction of an existing structure in the form of front access steps. The plan area will remain unchanged by the works.

3/ Layout

The layout will remain unchanged by the works.

4/ Landscaping and Appearance

The appearance will predominantly remain unchanged by the repair works. All existing hard standings, grassland and vegetation will remain.

To the side flank of the access steps the side access door to the void beneath the steps will slightly change to accommodate the construction of the new steps. Other than that, the steps will be rebuilt and areas of brickwork repaired, thereby returning the structure to match its appearance prior to the subsidence damage occurring.

5/ Services

No additional services are required as the building will utilise the existing services to and from the site. Due to the structure already existing, there will be no greater impact on the existing infrastructure or services.

6/ Access Statement

There will be no alterations to the access to and from the Building; all existing access routes will be retained such that it will be no worse than the existing upon completion of the works.



Brick arch and masonry over arch to be locally rebuilt where damaged

Side wall to be rebuilt along with the steps and front pillars.



Front elevation of main property untouched by works.

Brick arch and masonry over arch to be locally rebuilt where damaged