

**DESIGN & ACCESS STATEMENT**

**Site Address:** Ground Floor Flat 2, 20 Crossfield Road, London NW3 4NT

**Date:** 4 March 2022

**Applicant:** Ms Gordana Prelevic

**Agent:** Mr R Fattal  
RD&D Associates  
22 Norrice Lea  
London N2 0RE

Tel: 020 87317287 / 07956577947  
Email: [rudy@rddassociates.co.uk](mailto:rudy@rddassociates.co.uk)

**(A) Proposal:**

Reconstruction of existing rear garden external staircase and installation of new railings

**(B) Design Process:**

The existing external concrete staircase at the rear of the building providing access to the rear garden currently has an excessively steep pitch, and therefore is to be demolished and is to be rebuilt to have a shallower pitch but otherwise will be very similar to the existing staircase. The brick boundary wall will have to be raised slightly and with railings installed and which will be notified to the neighbours in accordance with the Party Wall etc. Act 1996.

The new staircase will be very similar to the existing staircase, albeit will be safer to use and will have upgraded railings and non-slip stone paving. The staircase is not visible from the road as it is to the rear of the property.

Please refer to the architectural and engineering drawings and photographs enclosed as part of this application.

**(C) Amount:**

The new staircase will be of very similar dimensions to the existing, albeit will have a shallower pitch.

**(D) Use:**

The existing property comprises a self-contained flat on the ground floor of a terraced block of flats (comprising five flats in total) and is solely in residential use. There is no proposed change to the use.

**(E) Scale:**

The replacement external staircase will be of same width as the existing staircase but will extend slightly longer than existing to achieve the shallower pitch.

**(F) Appearance:**

The replacement staircase will be very similar in appearance to the existing and will be constructed of concrete and brickwork and will incorporate stone paving and metal railings.

**(G) Landscaping:**

The works do not involve or affect any landscaping.

**(H) Access:**

The proposed work does not interfere with any access to or from the property and enhances safety.

**(I) Deviation from accepted design guidance:**

We believe that all design features conform with contemporary design criteria.

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**Rudy Fattal** MRICS, BA(HONS), MSc, DIPIMP, DIPSURV  
**RD&D ASSOCIATES**  
On behalf of the applicant, Andrew Robert McNaught

**4 March 2022**