

Westminster City Council  
64 Victoria Street  
Westminster  
London  
SW1E 6QP

Date: 21.12.2020

Ref: Planning portal PP-09353940

Neil Gaiman  
120 Lisson Grove  
London  
NW8 8LB

## DESIGN AND ACCESS STATEMENT

### Description:

Raised decking area to rear of house with handrail and balustrade.  
Flat roof extension to form rear entrance porch shelter.

The property bridges Regents Canal. The rear windows overlook the Canal.

The house was built in around 1925. The glazed flat roof extension was built in the late 80's/early 90's.

### Access:

All thresholds are not part M compliant in terms of access.

The majority of the rear garden overlooking the Canal is on a steep slope and feels detached from the dwelling. A level area of garden sits right on the Canal front and feels very exposed.

### Design:

The proposed decking will offer a platform to use as a garden area away from the Canal. It will be secluded from the Canal due to the effective shielding of the existing trees and the nature of the existing slope. It will offer a private and inconspicuous space to be outside the house, in contrast to the existing situation. We have designed a cantilevered floor structure to avoid adding any loads to the Canal wall. This structure will be grey painted steel to remain in keeping with the existing extension. An elegant, vertical black steel spindle balustrade will be installed to minimize its impact. The deck surface will be timber to offer a soft natural look to the platform.

James Pople