

# **Design and Access Statement**

2A Conway Street

London W1T 6BA

18 December 2013

## **1. Introduction**

1.1 2A Conway Street is a three-storey building in mixed use situated on the south eastern side of Conway Street close to the junction with Maple Street.

The property is not listed but is located within the Fitzroy Square Conservation Area.

1.2 This Design and Access Statement accompanies an application for full planning permission for a new roof extension in connection with the change of use of the second floor of 2A Conway Street to a residential flat.

1.3 It should be read in conjunction with:

- site location plan
- existing and proposed plans
- existing and proposed elevations
- existing and proposed sections.

1.4 The proposed works include:

- the erection of an extension at roof level in connection with the use of the second and third floor as a residential flat;
- the provision of a balustrade at third floor level;
- the installation of planting boxes at third floor level to provide privacy screening.

## **2. Use**

2.1 The existing property is a 1930s building which adjoins a Grade II listed building, The Lukin Public House. 2A Conway Street is currently in use as a ground floor gallery with office, exhibition and meeting room space above.

This proposal relates to the second floor meeting room space and the roof.

### **3. Amount**

3.1 The additional internal floor area at roof level and proposed as part of this application is:

Residential accommodation – 41.0 m<sup>2</sup>

External terrace – 32.1 m<sup>2</sup>

The second floor for which a change of use is proposed is 68m<sup>2</sup>.

### **4. Internal Layout**

4.1 The proposals are part of a scheme to provide a one bedroom residential flat at second floor and roof level.

A kitchen, living room and cloakroom will be provided on the second floor and at roof level will be a bedroom and bathroom.

### **5. Access**

5.1 Access to the flat will be via an external staircase. The existing access to the second floor from the first floor via a spiral staircase will be removed. Access to roof level accommodation will be via a new internal staircase.

### **6. Scale and Appearance**

6.1 The works at first floor level are all internal works.

6.2 At second floor level the proposed new roof extension is sympathetic to the character and appearance of the building and has been designed to minimise its impact on the amenity of adjoining properties. The Supporting Statement sets out how the proposal responds to advice from Planning Officers as well as the concerns of adjoining occupiers.

6.3 In summary the proposal for the roof in terms of its scale and appearance:

- respects and responds to the appearance of the existing

building and the conservation area;

- is set back from the parapet so does not impose on the streetscape and views and is subservient to its context;
- appears lightweight and is a contemporary expression of an artists' studio which is in keeping with the current use of the building;
- is clearly separated from the lower floors of this 1930s building;
- its bulk and mass does not interfere with the amenity of adjoining occupiers.

6.4 The external terrace at third floor level is provided to enable a set back in order to protect the amenity of adjoining occupiers. In addition a privacy screen is proposed to prevent overlooking. The privacy screen is lightweight and sympathetic to the character and appearance of the building and conservation area.

## **7. Materials**

7.1 The existing building is concrete framed with painted brick exterior walls incorporating metal-framed, single glazed casement windows along with more recent shopfront glazing to the front façade.

7.2 The proposed pitched roof extension will be composed of zinc cladding with flush mounted exterior glazing to the front with openable metal-framed double glazed doors to the rear.

The roof will have low profile skylights flush to the roof.

All railings will be painted black to match the existing building.

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