

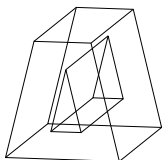
**50 Fellows Road, London NW3-3LJ**

ARCHITECT'S DESIGN & ACCESS STATEMENT

Prepared on behalf of Ms Azadeh Majlesi

By Archetype Associates Ltd

July 2012  
Revised March 2013



ARCHETYPE

## **1.0 INTRODUCTION:**

This design statement has been prepared by Archetype Associates Ltd, on behalf of the applicant, to accompany the application for lawful change of floor plan for Ms Azadeh Majlesi.

The report is set out into the following sections:

2. Property location
3. Existing Flat
4. The design principles
5. Access

## **2.0 PROPERTY LOCATION & URBAN CONTEXT:**

- 2.1 The surrounding area is characterised by residential semi detached Victorian properties, both split into flats and single dwellings.
- 2.2 The Flat is on the 1<sup>st</sup> floor of 50 Fellows Road with the principle access into the property being from communal staircase leading to main front door
- 2.3 The house is located in Camden area.
- 2.4 The property is in a conservation area.

## **3.0 THE EXISTING FLOOR:**

- 3.1 The 1<sup>st</sup> Floor is currently divided in two flats; Studio flat in front and part of second floor flat at the rear.
- 3.2 The access to both flats is on the first floor landing.

#### **4.0 DESIGN PRINCIPLES:**

- 4.1 **Proposal-** The application is for the enlargement of the first floor flat by changing the 1<sup>st</sup> floor layout into only self contained 2 bedrooms flat covering the entire floor.
- 4.2 **Amount-** The area of the 1<sup>st</sup> floor is approx 80.0sqm
- 4.3 **Layout-** To rearrange the existing layout to extend the first floor studio over the entire 1<sup>st</sup> floor to form a two bedroom apartment. The entrance to both flats will still be located on first floor landing, but the second floor flat with 3 bedrooms will be on the second floor and loft which is already
- 4.4 **Refuse and recycling-** There is no alteration to the existing bin storage, which is located at the front of the property.
- 4.5 **Parking-** There is no alteration to the existing resident parking permit arrangement.

#### **5.0 ACCESS:**

- 5.1 **Vehicular and Transport Link-**  
There are no proposed alterations to the existing pedestrian or vehicular access to the building.