

DESIGN & ACCESS STATEMENT

Job Reference:	9FIT	Date:	30.11.2012
Your Ref:	N/A	Application:	Full Planning and Conservation Area Consent
Address:	9 Fitzjohn's Avenue, NW3	Our reference:	9FIT-X-DA-121130

Introduction

The property in question is a 5 storey detached house situated on the border of Hampstead within the Fitzjohn's/ Netherall Conservation Area.

Previous Planning History

Planning Permission was granted for the change of use from an elderly person's nursing home (Class C2) to a hostel for the temporary accommodation of homeless families (Class C1) in 1993.

Design Proposal

The proposal is to change the current Use Class from C1 to that of Class C3, Dwellinghouses. As stated 9 Fitzjohn's Avenue is currently listed as C1 but is vacant at present, having been sold by Camden Council as it is surplus to requirements as a hostel for homeless families, who are being housed elsewhere.

It is our intention to change the use and refurbish the existing house, leaving the external fabric of the building entirely as it currently is.

Access

There is currently the provision for 2no. on site parking spaces with roadside parking available on a permit basis. There are no alterations proposed to the access from Fitzjohn's Avenue onto the property. Disabled access requirements do not apply in this instance as it is intended for use as private dwelling.