

Design & Access Statement 103 REGENTS PARK ROAD NW1 8UR

Use

Number 103 Regents Park Road is a six floor terraced property on the North side of a busy shopping Street. The property has been modernised with a well known shop occupying the basement and ground floors of 103 and number 105. The upper three floors of 103 is accessed by its own front door and is divided into a single floor flat on the first floor and a two and a half floor maisonette on the second and third floor with a fourth floor balcony room in the roof with a rear roof terrace. There is a cleaner's cupboard, utility, meter and boiler room on the mezzanine level above the shop with permission for an additional floor on this room which is being carried out. The roof of the shop at the rear has air conditioning plant and is almost flat. To the rear are offices and studios at lower levels. The properties either side have first floor rear roof terraces and several of the surrounding properties have raised the original rear extensions there is a permission for a first floor rear balcony which is also being carried out. This proposal is for a change of use from two flat to one.

Amount

The proposals will provide no additional space

Layout

The proposal would necessitate no alterations to the layout other than the removal of the two inner front doors to each flat at First and Second floor levels.

Scale

There would be no alteration to the scale of the property

Landscaping

The proposals would require no additional landscaping

Appearance

The proposals would involve no external alterations.

Access

The Flats access is at street level there is a front door and inset lobby to the street and a stair leading up to the first floor flat entrance. The Second floor Maisonette is accessed by its own front door on the next level up or the second floor. There is no existing provision for disabled access. The proposal would be for the removal of the front doors which would improve access to all floors.