

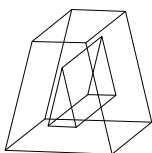
50 Fellows Road, London NW3-3LJ

ARCHITECT'S DESIGN & ACCESS STATEMENT

Prepared on behalf of Ms Azadeh Majlesi

By Archetype Associates Ltd

July 2012



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 1st 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 1st Floor is currently divided in two flats.
- 3.2 The access to the 1st floor is from the communal staircase

4.0 DESIGN PRINCIPLES:

- 4.1 **Proposal-** The application is for the enlargement of the first floor flat by changing the 1st floor layout into only one flat.
- 4.2 **Amount-** The area of the 1st floor is approx 80.0sqm
- 4.3 **Layout-** The existing layout on the 1st floor is divided into 1 flat and 1 one studio flat.
- 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.