

Design & Access Statement

Flats 3 & 4, 12 Ornan Road, NW3 4PX

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12 Ornan Road

existing view of the property from Ornan Road

EXISTING BUILDING

The application covers the second and third floor flats of 12 Ornan Road, an existing 4 storey house from the late Victorian / early Edwardian period.

The building is situated between a row of semidetached houses of the same style and proportions and an early 20th century mansion block. The propoerty is located within the Fitzjohns Netherhall conservation area.

PROPOSED DESIGN

The proposal comprises the combination of the existing two bedroom flat at second floor level and the existing one bedroom flat at third floor level into one three bedroom flat extending across both floors. In addition to a general refurbishment, the proposed works also include the creation of a new internal entrance door to the flat from the common staircase at first floor level.

The proposed works are to the interior of the flats only and no external changes to the existing building are proposed as part of this application.

ACCESS

Both pedestrian and vehicular access to the property will remain unchanged.