

339 Euston Road
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Ref: 0459
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Design and Access Statement

The building is located on Euston Road close to the junction with Fitzroy Street. The building has planning approval for 1 no 1 bed unit on 1st floor and a 2 bed maisonette unit on 2nd, 3rd floors and on the 4th, 5th floors. A restaurant and ancillary storage to the basement and ground floor. There is a separate entrance to the flats from Euston Road.

Alterations

The building has been constructed with alterations to the approved application. The application was refused mainly on the appearance of both the rear and front facade. This Planning application seeks to get approval for the proposed treatments to both facades which use similar material to those on the approved application, also the no of residential units. The building now accommodates 3 no. 2 bedroom flats and 1 no. 3 bedroom maisonette.

These alterations include:

1. The 1st floor altered from 1 bed unit to a 2 bed flat.
2. The 2nd and 3rd floors each accommodate a 2 bed flat instead of 1 no. 2 bed maisonette.
3. The 4th and 5th floors - a 3 bed maisonette.
4. The rear elevation has minor alterations to the size of the floor plans and window sizes altered. See drawings for details.
5. Materials to the rear altered. The approved copper and timber panels were replaced with self coloured render. Part of the rear elevation to be clad with horizontal cedar cladding.
6. Materials used on front elevation were altered during construction— Metal cladding altered to brickwork. Window and Louvre sizes altered. It is proposed to fix metal cladding and louvers to the brickwork to break up the monotony of the brickwork.
7. Basement – the Applicant has provided an affidavit which states that there were two basements in the property when he took it over; the front basement was filled with rubble/rubbish. Statutory Declarations included in application.
8. See drawings for details.

Access

Access to the building is via an entrance from Euston Road. The residential and restaurant have separate entrances off Euston Road. There is a single staircase to the building. This is as per the approved application.