

Design and Access Statement

Project:	3 Fitzroy Road, London NW1 8TU
Date:	4 June 2010
Subject	Design and Access Statement

Introduction

This Design and Access Statement is submitted in support of a full planning application for the conversion of two flats at the above-mentioned address to provide a single dwelling. The application also proposes minor alterations to the side elevation to accommodate a reconfigured staircase.

Features of the Existing Site

3 Fitzroy Road is occupied by a residential building providing three residential flats over basement, ground and first floor levels, with additional bedrooms within the roof space. The property was originally built as a single family dwelling and subsequently converted to provide three separate flats. A planning history search has been unsuccessful in identifying any record of this conversion.

The area surrounding the site is predominately residential in nature. Whilst traditionally characterised by large single family dwellings there have been numerous conversions in recent years and Fitzroy Road is an area with a relatively low proportion of large family dwellings in relation to smaller units.

The site lies within the Primrose Hill Conservation Area and is identified, along with the rest of Fitzroy Road, as a "building that makes a positive contribution" to the conservation area.

Proposed Development

This application proposes the conversion of two flats located at the ground, first and roof level to provide one large family dwelling. No alterations are proposed to the basement flat as part of this application.

To facilitate the amalgamation of the two flats a small extension is proposed to the south west elevation to accommodate the reconfigured stair layout. This will be built in brick to match existing and is considered to preserve the character and appearance of the surrounding conservation area.

Impact on Neighbours

The proposals involve a very small extension to an existing stairwell on the south-west flank of the property. The nearest neighbour is no. 5 Fitzroy Road and as there are no windows on the north-eastern flank wall of this building there will be no impact on neighbours from the proposed minor extension to the stairwell.

Layout of Proposals

The proposed development only involves a very minor extension to an existing stairwell and there will be no changes to the existing external layout.

Scale of the Proposed Development

The proposed extension to the existing stairwell will increase its height by 600mm at the point closest to the property boundary with 5 Fitzroy Road, increasing to 1500mm where it abuts the wall of the host property.

Landscaping

The proposed development will have no impact on the existing landscaping.

Appearance

The proposed minor extension will be built in brick to match existing to ensure it preserves the appearance of the surrounding conservation area.

Access

Access to the property will remain as existing. Although the proposal is for the conversion of existing dwellings, attempts have been made to incorporate Lifetime home requirements wherever possible.

As there are steps to the front door of the property it remains unsuitable for wheelchair access.