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ARCHITECTS

Design and Access Statement relating to the Accompanying Planning Application to convert the existing ground floor level shop at 6, Fleet Road, London, NW3 2QS into a one bedroom flat.

A Design

The adjoining dwellings nos. 8 to 32, Fleet Road, inclusive, was a parade of shops converted to residential use in the early 1990's by an Housing Association. Numbers 2, 4 and 6 Fleet Road are the last remaining commercial premises in this section of Fleet Road.

We attach a brief history from 1986 of no.6 Fleet Road, prepared by the Applicants, that demonstrates the poor of demand for shop premises in this part of Fleet Road. The shop has been empty since 2007 despite being marketed for letting throughout this period.

The glazed shop front is vulnerable and has been vandalized on a number of occasions and has now needed to be boarded up for protection. However, this covering up does little to enhance the street scene of Fleet Road. Conversion of the shop into residential seems a sensible solution if the ground floor of this property is to be taken back into a useful form.

A (i)

The interior of the existing shop area lends itself to a fairly natural conversion and provides a generous floor area for a two person dwelling. The existing shop floor to ceiling height of 3.1m allows for the fitting of a sound proofing suspended ceiling so that the different room function 'stacking' between the ground floor and the first floor flat will not interfere with the enjoyment of either property due to any infringement of noise between dwellings.

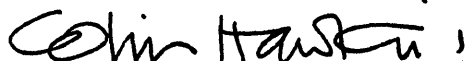
A (ii)

The street elevation of no. 6 has been altered to virtually match the street front design of the adjacent property at number 8, Fleet Road and consequently maintains the terrace in similar form and aesthetic.

B Access

The only elevational variation from the conversions of nos. 8 to 32 Fleet Road is that the entrance to all dwellings within no.6 shall be via the existing and to be retained recessed porch and main street door.

Access into the new ground floor flat will be via the internal communal entrance hall.



Sewell and Hawkins – Architects
February 3rd 2010

Shop Unit, 6 Fleet Road, London NW3 2QS - Recent History

The shop ceased to be a Bakery in 1986, when planning permission was granted for two residential units and retention of the shop to the front of the building, i.e. separated from the rear area.

The shop was let to the adjacent restaurant; however it was closed by Camden Council two years later following an Enforcement Notice, because of lack of planning approval.

Over the last twenty years the shop has had a number of tenants, none lasting longer than eighteen months, with long vacant periods in between. Three of the occupiers going into bankruptcy.

It has been used as:

Mobile 'phone shop

Office

Estate agent – short lived

Art Gallery

Nail Bar

The shop has been empty since March 2007, despite carrying out various upgrades and repairs. It has been marketed by various commercial Estate Agents, however there is clearly no demand for it as a retail shop. There are a number of adjacent vacant units in Mansfield Road, Fleet Road and Southampton Road.

The shop is vulnerable to vandalism as it is unoccupied. The glass to the shop front has been broken three times and the shop is now boarded.

All adjacent shops within the parade up to Cressy Road have been converted to residential use.

It is proposed that the front elevation of the shop will match the adjacent buildings in the terrace, as per the attached plans.