

DESIGN AND ACCESS STATEMENT

FOR

PROPOSED FIRST AND SECOND FLOOR EXTENSION

TO THE REAR OF

40 FITZROY SQUARE, LONDON W1T 6AY

AS

TWO, ONE BED FLATS

OCTOBER 2007

THE PROPERTY

The main building is a Listed property fronting Fitzroy Square and on a corner with Fitzroy Street. It is in commercial use.

It has a basement and four upper floors, with its main entrance approached via a stepped bridged link over the submerged light well to the basement around the outer perimeter of the building.

This historic feature is repeated by a second stepped access bridge in Fitzroy Street.

This additional access serves the rear two storey building facing Fitzroy Street, of basement and ground floors, but is not part of the Listing for the main building.

The adjacent property at 37 Fitzroy Street, again has a basement and four upper floors.

THE PROPOSAL

It is not proposed to alter the exterior, access ways and entrances of the existing building, but adding a first and second floor infill over the two storey portion.

This proposed infill would be of a height similar to its attached neighbour at 37 but would be subservient to the main corner building.

The gap in the street elevation of Fitzroy Street, would thereby be completed.

THE EXTENSION

A new staircase would be constructed immediately inside the existing second entrance on the ground floor, in Fitzroy Street, to serve only the new first and second floors. This would minimize the affect to the main building, its commercial use and facilities. The existing basement areas would be unaffected.

Floor to ceiling heights would be similar to the main building on both new floors, enabling window height and proportions to line through.

Wooden timber sash windows would be set in reclaimed yellow London stock brickwork or other approved by English Heritage.

A parapet upstand to the front and rear elevations would enclose a flat asphalted roof.

A rear light well has been incorporated to retain light and ventilation to existing staircase and toilet windows.

ACCOMMODATION

The two extended floors would provide accommodation for two one bedroomed self contained flats. One on each floor.

This could provide much needed residential quarters for the business staff or others, where off street or near by parking were not necessary.

Due to the historic quality of the building and its entrances, un-assisted disabled access is not available.

There are adequate services within the existing building to extend into the new accommodation proposed, without the need for new resources.

Various ecological objectives will be chosen to minimise energy consumption and water wastage.

Including fixtures and fittings, 'A' rated fitted appliances, sanitary fittings and high efficiency space and water heating systems.

The use of recyclable materials and sustainably managed natural materials and resources.

The use of construction techniques and materials to minimise waste, energy and fuel costs whilst optimising occupiers comfort.