

Design & Access Statement for 31 Fitzroy Road London NW1 8TP

Design & Access statements requirements		Comments
	DESIGN	
1	<p>Use;</p> <p>a) Justification of the use in terms of land use policies, how it has been informed by existing uses in the area</p> <p>b) Explanation of how the uses will work well together, making the place more useful for the community</p> <p>c) Show that the applicant has understood the access needs of different uses and made sure the design will allow for inclusive access</p>	<p>a) Fitzroy Road, which is unusually wide, starts in Dumpton Place near the railway in the north side and ends in Regent's Park Road. The property is an end of terrace in the south eastern end of the street. Although there are a few offices along the street, it is primarily a residential street.</p> <p>The property (No. 31) currently consists of three self-contained flats and the proposal is to convert back Ground flat and upper maisonette (First-Third floors) into one flat to be used as a family flat. It is also intended to retain and reinstate original character of the building where possible.</p> <p>b) N/A Existing use unchanged</p> <p>c) The location of the site close to public transport (bus stops, Chalk Farm station (Northern Line) within 10 mins walk. Also close to established community and retails on Regent's Park Road, Princess Road and Chalcot Road.</p>
2	<p>Amount:</p> <p>a) Show that the amount of development planned takes into account how much development is suitable for the site</p> <p>b) Show how the scheme affects the way the area works</p> <p>c) (For major developments) explain how the amount of development planned will change the neighbourhood can help to show how appropriate the scheme would be</p>	<p>a) N/A – no increase of amount proposed.</p> <p>b) We do not anticipate major changes on this issue.</p> <p>c) N/A – this is a household application</p>
3	<p>Layout:</p> <p>a) Explain how the buildings and spaces in and around the site would work together (orientation, entrance position, aspects)</p>	<p>a) N/A orientation, entrance position & aspect unchanged.</p>

	<p>b) Make clear how the layout will allow inclusive access to and through the site</p> <p>c) Explain the purpose of different parts of the site and the placement certain buildings or spaces</p> <p>d) Explain what the applicant considers 'potentially conflicting pressures on layout design' if applicable</p> <p>e) (For complex sites), show how the design has developed and how different layouts and options have been considered but rejected</p>	<p>b) There are six steps up to the front door. This is unchanged.</p> <p>c) The main living space is going to be located on the Ground floor (entrance level) while all the bedrooms are located on the next three floors. From the front bay window on the Ground floor, one can get a small view of the Primrose Hill.</p> <p>d) N/A</p> <p>e) N/A</p>
4	<p>Scale:</p> <p>a) Drawings that show the relationship between existing buildings on or around the site and those proposed</p> <p>b) Show that the scale of the development takes account of the restrictions of the site and the need for good design</p> <p>c) Pictures</p> <p>d) Explain how the design considers the balance of features such as doors, windows and detailing for example window sill ht and door widths.</p>	<p>a) Please refer to drawings 1051.01-05, 11-15.</p> <p>b) N/A</p> <p>c) Please refer to photo sheet 1051.00 for existing site photos</p> <p>d) Please refer to drawings for sizes and design of the windows & doors.</p>
5	<p>Landscaping:</p> <p>a) Includes all treatments of outdoor spaces, includes street furniture, water features, and road materials. Show how the design of outside spaces will make them attractive, useful and environmentally responsible</p> <p>b) Explain how its treatment will work with all other design decisions</p> <p>c) Who that the planned landscape design is based on a strategy for long-term maintenance and management</p>	<p>a) The only outdoor space is the existing roof terrace at the rear on the first floor landing level. This terrace is to be retained and will be furnished with some plantings in the future to make it attractive.</p> <p>b) N/A</p> <p>c) Paved area and limited amount of planted area means easy maintenance & management</p>

	<p>d) Clearly explain the purpose of landscape design on the site and how this will be achieved and maintained</p> <p>e) (e.g. to create a natural habitat, support an existing green corridor etc) to show how the needs of disabled or older people will be met (e.g. use of level surfaces, non slip materials and providing resting places)</p>	<p>d) See b) & c)</p> <p>e) N/A</p>
6	<p>Appearance</p> <p>a) Set out the design rationale that underpins the proposal and how this has informed the detailed aspects of the scheme</p> <p>b) Explain how the appearance fits with other aims for the developments</p> <p>c) Pictures of what the scheme would look like</p> <p>d) Explain how the person applying has considered the effects of time on the appearance of the scheme.</p>	<p>a) The proposed openings are more in keeping with the style of the original house. All brick work to match existing and new doors and windows are in painted timber framed type (profile to match existing).</p> <p>b) Please see a)</p> <p>c) Please refer to drawings.</p> <p>d) All the intended materials are of easy maintenance and the change of appearance will be minimal</p>
	ACCESS	
7	<p>Vehicular and transport links:</p> <p>a) Explain how surrounding roads, footpaths, and sight lines will be linked.</p> <p>b) (useful to provide) Diagrams showing how people can move to and through the space</p> <p>c) Visibility of entrances and access to the buildings through entrance areas or front doors, as well as access to facilities such as toilets, shops, etc. Explain how the level change within public spaces (pavements and dropped kerbs, bus stops, parking spaces etc)</p> <p>d) Explain how access for the emergency services will be provided (show provision for refuse points)</p>	<p>a) N/A no changes proposed</p> <p>b) N/A no changes proposed</p> <p>c) No changes to proposed to entrance areas.</p> <p>d) N/A</p>

8	Inclusive access a) Useful to explain how internal access will be designed b) Who that disabled people will not be segregated but will be able to move up and down in a building and use the same entrances, corridors and rooms without detours	a) N/A Existing levels retained in the property. However, the main living room will be located on the Ground floor also a cloak room will be located at the rear (2 steps down from the living area) for easy access. b) N/A
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