

## Access

39 Fitzroy Street is a Georgian terraced town house and is a listed building.

The lower ground floor (basement) flat is known as number 39A, and is a dwelling independent from the rest of the property, with a separate access.

Refer to the front elevation photograph. The front elevation of the property is approximately 1.5m from the street. A light well approximately 2.5 deep from pavement level occupies the space between the elevation and public footway, with traditional iron railings. The separate upper ground floor entrance bridges this well. A gate in the railings leads to a steep steel staircase that goes down to the basement level and the front door of the basement flat. This is the only access to this dwelling.

No external alterations are planned and this staircase remains the only access. Safe access to this dwelling can therefore only be made by persons able to descend/climb the stairs. Given the nature of the building, its listing, its site and restrictions on possible changes this access cannot be changed.

## Design

The lower ground floor flat is in a poor condition and refurbishment of the interior is planned. As part of the work it is proposed to open up some of the internal space by removing some internal masonry walls. The interior of the flat is very plain, with no original features of note. The changes have no visible impact upon the buildings exterior.