

Design and Access Statement

2A Conway Street

London W1T 6BA

1 July 2014

1. Introduction

1.1 2A Conway Street is a three-storey building in mixed use situated on the south eastern side of Conway Street close to the junction with Maple Street.

The property is not listed but is located within the Fitzroy Square Conservation Area.

1.2 This Design and Access Statement accompanies an application for full planning permission in connection with the change of use of the second floor of 2A Conway Street to a residential flat.

1.3 It should be read in conjunction with:

- site location plan
- existing and proposed plans
- existing and proposed elevations
- existing and proposed sections.

2. Use

2.1 The existing property is a 1930s building which adjoins a Grade II listed building, The Lukin Public House. 2A Conway Street is currently in use as a ground floor gallery with office, exhibition and meeting room space above.

This proposal relates to the second floor meeting room space and the roof.

3. Amount

3.1 The additional internal floor area at roof level and proposed as part of this application is:

Residential accommodation – 41.0 m²

4. Internal Layout

4.1 The proposals are part of a scheme to provide a one bedroom

residential flat at second floor level.

A kitchen, living room, bedroom and bathroom will be provided on the second floor.

5. Access

5.1 Access to the flat will be via an external staircase and through the existing door.

6. Scale and Appearance

6.1 The works at second floor level are all internal works.

7. Materials

7.1 The existing building is concrete framed with painted brick exterior walls incorporating metal-framed, single glazed casement windows along with more recent shopfront glazing to the front façade.

No external alterations are proposed.

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