DESIGN AND ACCESS STATEMENT

REGARDING

Planning Application for proposal to combine two single-floor residential
apartments to form one larger unit at:

27-29 FITZROY STREET, LONDON W1T 6DS

MAY 2017

1. <u>Description of the building</u>

27-29 Fitzroy Street is a block of residential apartments across five floors (including a Lower Ground Floor below street level) which is Grade II Listed on account of it's fine street frontage, and has been substantially internally altered in the 1970s and again in the late 2000s when steel structure and concrete floors were introduced with a Change Of Use from Office (B1) to Residential.

These last alterations were consented under 2006/2070/P and 2006.2072/L, for Planning Permission and Listed Building Consent respectively.

2. <u>Description of the proposal</u>

The proposal here is to formation a vertical link with new internal staircase to join Flat 3 (first floor) and Flat 4 (second floor) to make a four-bedroom duplex apartment, with associated internal reconfiguration.

The vertical link will be by means of a new spiral staircase, which will allow access between the existing flats within a minimum loss of floor area.

The existing floor structure within which an opening is to be made is a contemporary concrete beam-and-block type from the conversion into flats in the last 10 years. The new opening is to stand off from the Party Wall with 31 Fitzroy Street to allow the existing drainage and services runs to be distributed on either side of the new stair.

To the upper flat It is proposed to alter the front room to incorporate a WC and a Utility Cupboard, to re-fit the bathroom, to establish bulkheads to the ceiling to articulate the space at the top of the new stair and alter existing partitions to provide more fitted storage to the smaller bedroom. Other than moving a door and general redecoration and making good, works to the remainder of the two apartments will be kept to a minimum.

2. <u>Planning background</u>

The proposal is intended to form a larger apartment to accommodate a growing family already resident here, and we note, from Camden SPG No.2 (Housing) the following:

"**6.4 The Council does not generally seek to resist schemes combining dwellings where they involve loss of a single home. This provision creates some scope for growing families to expand into an adjoining property.**"

The nature of the proposed works within a Listed Building are addressed in a separate Heritage Report to accompany this application.

3. <u>Access, Daylight and other factors</u>

The two principal doors into Flats 3 and 4 from the Communal Stair will remain as existing, so there will be no alteration to the access into the apartments.

The proposed new spiral stair will have to conform to relevant Building Regulations and British Standards where appropriate.

Furthermore, all arrangements for refuse storage and other communal facilities will remain as existing. We note that neither of the existing flats has any dedicated external amenity, so the combination of the two flats will be no worse off. However the communal amenity spaces of Fitzroy Square and Regents Park are nearby.

There will be no attendant alterations to the external envelope of the building, so there are no considerations to the amenity of others in terms of overlooking, daylight, or any alterations visible to neighbours or from the public realm.

5. Materials

Alterations to internal partitions and ceilings will be carried out in the same palette of materials- plaster and paint over studwork or blockwork partitions as the existing fabric. New joinery fittings will be in timber and a new glazed double door open on the upper floor from the hallway into the front room, shown as 'playroom' on the As Proposed plans.

6. Conclusion

We consider that we have taken into account the relevant factors in the proposed alterations, together with appropriate Local Policy guidance and we request that Planning Permission be granted.