

Design & Access Statement

45 Fitzroy Road, London NW1 8TP

Amalgamation of Two Flats into One Dwelling

18th July 2018

Background

The applicants, owners of the lower and upper ground floor flats at 45 Fitzroy Road, plan to combine these units into one larger dwelling, for use by members of their family.

This proposal is in line with Camden Local Plan policies, in particular policy H3a: There is a net loss of less than two homes. Moreover the new flat will be suitable for a larger family, and may well accommodate more people than the existing one-bed flats currently are.

Design

The amalgamation results in no design change that can be seen from the outside. The stairs connecting the two floors are underneath the existing stairs that serve the upper floors. The front room at lower ground floor is proposed to become a kitchen/ dining area.

As part of this application we propose a change to the external stairs leading to the lower ground floor from street level. We propose to remove the existing, rather steep metal stairs and replace them with solid stone stairs of more comfortable rises and goings. Currently, in the terrace that the application site is part of (Nos 31-49), six houses have solid stairs and four houses have metal stairs. We believe that changing No 45's to a solid stair re-instates the original stairs at this property.

Access

The access to and within the building is not changed by the proposal.