

**37 Grafton Way, London W1T 5DG**

## **DESIGN & ACCESS STATEMENT**

37 Grafton Way is a mid terrace Grade II Listed property within the Fitzroy Square Conservation Area. The property is divided into 3 independent residential units.

The proposed development involves the Ground floor and basement only. The basement has been altered without prior consent and includes features such as an arch that is not in keeping of the heritage of the property.

The proposed development is to divide the Ground and Basement floor levels, currently a single residential unit, into two independent units. The proposals include minor internal alterations to divide the floor levels into two units and to restore the heritage of the property. The works retain the existing access as it is, they retain the internal stair and they retain the bathrooms where currently located. The only significant installation is that of a new Kitchen into the basement.

All the joinery: skirtings, architraves and doors are to be installed to match the original architectural detailing of the property. Please refer to the photographs below.

In term of works requiring Planning permission, ie works affecting the external fabric, the proposals include minor external alterations, involving replacing a door with a window and and the additional of Juliet balcony railings over the rear light well.

Following the feedback received from our initial Planning enquiry (Ref. 2018/1213/PRE) we do not propose works that would be considered 'Basement development' nor do we propose significant alterations to the existing rear extension.

As such we do not include a Basement Impact Assessment nor a Daylight/sunlight Assessment. We do however provide all the other listed information as outlined in paragraph 7 of the feedback received.



Photo.1 Proposed  
Internal door leaf



Photo.2 Proposed Architrave



Photo.3 Proposed Skirting board

**End.**