

09/07/2020



DESIGN AND ACCESS STATEMENT

20 Conway Street

Fitzrovia

W1T 6BW

Internal Re-arrangement to form 13
Bedroom HMO

Rev.	Description	Date
A	First issue	09/07/20



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2. SITE DETAILS AND LOCATION

Site address: 29 Conway Street, Fitzrovia W1T 6BW

Project: Internal re-arrangement to property form 13 Bedroom HMO.

This statement is to be read in accordance with the Full Planning and Listed Building Consent for 29 Conway Road, which aims to demonstrate that the proposals are a necessary upgrade to restore the property back to residential use that is suitable for modern living requirements.



Fig. 1 – Local satellite view of immediate area

3. EXISTING ACCOMODATION AND CONDITION

The front and rear elevation is formed from Yellow London Stock brick, with Stucco render to the Basement and Ground Floor and was built in the 18th century and listed in 1950's. The property comprises five floors of accommodation space set over a basement, ground, first, second and third floor.

4. DESIGN PROPOSAL

The design intention is to form a 13 Bedroom, 20 person HMO with minimal rearrangement to the internal space. It is the objective to minimise the amount of demolition where possible and upgrade the fabric where required.

In order for a Camden, the room size requirements are for a single room: 9 m2 and for a double room 11 m2. It is therefore our proposal to provide accommodation for 20 persons set over an internal floor area of approximately 284 sqm, over 5 storeys of the property. The proposed occupancy per room will total to 6 single bedrooms in areas between 9 – 9.5sqm and 7 double rooms in areas from 11.1 sqm – 17.4smq

Two of the proposed double rooms will have their own Kitchenette facilities and the rest of the persons will share the 4 x Kitchen facilities. This kitchen arrangement satisfies the ration of 1:5 provided by the Council guidance, all of which are one floor from each bedroom it services.

Access is Unchanged

END