

10/06/2020



DESIGN AND ACCESS STATEMENT

20 Conway Street

Fitzrovia

W1T 6BW

Proposed Loft

Rev.	Description	Date
A	First issue	06/10/20



Prepared by AURA HOMES

1. CONTENTS

1. CONTENTS	1
2. SITE DETAILS AND LOCATION	2
3. EXISTING ACCOMODATION AND CONDITION	3
4. DESIGN PROPOSAL	3

2. SITE DETAILS AND LOCATION

Site address: 29 Conway Street, Fitzrovia W1T 6BW

Project: Proposed Loft

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 new Loft level to create 2 Bedrooms and a Kitchen 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.

Access is Unchanged

END