

## **110+110A REGENTS PARK ROAD NW1 8UG**

### **DESIGN AND ACCESS STATEMENT**

#### **Design Statement**

##### **Proposal**

The proposal is to amalgamate Lower Ground Floor Flat No. 110A Regent's Park Road and Maisonette No. 110 Regent's Park Road into one single dwellinghouse. The site is located in Primrose Hill Conservation Area Sub Area One, Regent's Park Road South, but it is not a listed building.

Reference should be made to existing drawings 110RPR E01-E06 and proposed drawings 110RPR P01-P06.

##### **Design**

In order to amalgamate the lower ground floor flat and the upper floor maisonette, a new staircase located at the rear of the building is introduced to connect the two units. The proposed new staircase does not have any effect on the external appearance of the building and will have no impact on its adjoining buildings. There is no gain or loss of internal floor area.

GIA of Existing Lower Ground Floor Flat 110A Regent's Park Road: 70.5 DQM

GIA of Existing Maisonette 110 Regent's Park Road: 218.1 DQM

GIA of Proposed Single Dwellinghouse 110 Regent's Park Road: 288.6 DQM

#### **Access Statement**

The main entrance of the existing Lower Ground Floor Flat No. 110A Regent's Park Road is via the front garden, down to the entrance door in the existing light well. By introducing the new staircase, the internal spaces of No. 110A and No. 110 Regent's Park Road will be linked together internally and there is no need to go out of the building from the main entrance of No. 110 Regent's Park Road and go down to the lower ground floor through a separate door. The existing main entrance door to No. 110 Regent's Park Road will be maintained and act as the main entrance door of the whole building. The existing entrance door to existing No. 110A Regent's Park Road will be maintained as a services entrance.

#### **Conclusions**

This statement demonstrates the proposed introduction of a new staircase for connecting the two separate dwelling units for the amalgamation.

There will be no change to the external appearance and the internal floor area.

There will be no implication to the Primrose Hill Conservation Area.