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## DESIGN AND ACCESS STATEMENT

Project: House conversion to two flats with full refurbishment

Address: 71 Jamestown Road, London, NW1 7DB

**Date: 04/05/2022**

### THE PROPERTY AND PROPOSED WORKS:

71 Jamestown Road is a mid terrace Victorian house with basement and 3 original floors above ground and a mansard roof extension forming an extra floor. The property also features an existing two storey extension with a terrace above with glazed access door to First floor.



The proposed works are to convert the single occupancy house into two self-containing flats with 3 bedrooms to upper flat and two double bedrooms to lower flat,

upgrading existing floors/separation to comply with current Building Regulations. Full refurbishment of all floors reconfiguring existing rear extension fenestration and access to garden, new steps and garden landscape. Existing terrace to receive new 1100 mm high frameless glass guardrail all round; appearance to match no. 69 Terrace.



***Rear Elevation and existing extension***



***Existing Boundary between No. 71 & 69***

The proposed works will include works to the boundary between no. 71 and 69 Jamestown Road to fill the existing gap between the two properties extensions, to be agreed and award obtained before construction. New perforated aluminium purpose-made metal privacy panels to be installed between existing terraces. All improvements to be high quality design with use of sustainable materials where possible, enhancing the appearance of the building and to be designed to current Building Regulations for thermal and acoustic performance.

The main access to the building will remain as existing; both flats will be accessed by front doors at street ground level in Jamestown Road. Existing front basement yard to be accessed from Main entrance external paving platform, existing iron railings to be adapted to receive a hinged door and new metal staircase to be purpose-built to

blend with existing railings details. Front Basement yard to be accessed by residents only. New refuse bins to be stored at basement; residents to carry out to street level their lining bags on the day of collection.

#### LATEST PLANNING APPROVALS RECORDS:

Planning Permission for the two-storey rear extension was granted on 20 /10/1981 (J11/2/16/32895)

Planning Permission for the mansard extension was granted on 27/11/2003( 2003/0668/P)