

FLAT 5A, 28 ARKWRIGHT ROAD
LONDON NW3 6BH

DESIGN AND ACCESS STATEMENT



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REVISION SCHEDULE					
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2					



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1.0 BUILDING DESCRIPTION

- 1.1. 28 Arkwright Road is a detached Grade II Listed Building built in 1891 which includes the attached boundary walls and piers.
- 1.2. It is sited on the corner of Arkwright Road and Frognal and is largely a 2 storey, part 3 storey, Edwardian house.
- 1.3. The site is located within the Redington Frognal Conservation Area to the south-west of Hampstead.
- 1.4. The property is of red brick and terracotta with tiled roofs and tall brick slab chimney-stacks.
- 1.5. It is asymmetrical design. Central entrance has round-arched gauged brick heads on pilasters with enriched terracotta capitals; double panelled doors with shaped glazing and stained-glass fanlight.
- 1.6. 1st floor 2-light oriel window with colonette. Most windows have heads of a row of small panes below a rectangular stained glass; 1st floor with cambered bases to upper sashes.
- 1.7. To the right is a 3-storey octagonal turret, with enriched panelled window aprons and mullions, terminating in an ogee copper cupola with weathervane.
- 1.8. Left hand has bay of 3 windows to each floor, the 1st floor central window being round arched. 4 light attic windows in shaped gable.
- 1.9. Right hand return to Frognal has large Flemish gable, the whole bay being enriched in gauged and rubbed brick and terracotta in Queen Anne style; ground floor central window has large open pediment. To right, a tented balcony.
- 1.10. The building consists of 14 Flats.
- 1.11. Flat 5A is sited on the second floor of 28 Arkwright Road. See Fig 1 for location of this flat from the roadside.

2.0 APPEARANCE

- 2.1. The property is an Edwardian house largely 2 storey, part 3 storey of red brick and terracotta.
- 2.2. It has an asymmetrical design with irregular windows. Most windows have heads of a row of small panes below a rectangular window with inset rectangle surrounded by irregular stained glass.
- 2.3. To the right is a 3-storey octagonal turret, with enriched panelled window aprons and mullions, terminating in an ogee copper cupola with weathervane.
- 2.4. Right hand return to Frognal has large Flemish gable, the whole bay enriched in gauged and rubbed brick and terracotta in Queen Anne style.
- 2.5. The attached boundary walls of brick and terracotta; paneled piers with inset terracotta swag plaques.
- 2.6. It is proposed to make internal changes to Flat 5A of this property. See Fig 2a and Fig 2b.
- 2.7. The external appearance of the building will be unaffected by this proposal.

3.0 SCALE

- 3.1. The floor space of the property is approximately 51.5m².
- 3.2. It is a 1-bedroom, 1-bathroom flat in the front south eastern corner of the building.
- 3.3. It has very high ceilings with a transom window above the internal lounge door. See Fig 3.
- 3.4. The scale of the existing flat is unaffected by this proposal.



4.0 LAYOUT AND ACCESS

- 4.1. The property is accessed from Arkwright Road through a wide part-glazed entrance door to a communal hall and stairwell. See Fig 4. Main entrance door. Fig 5. Communal stairs.
- 4.2. Flat 5A is accessed by an entrance door off the communal corridor.
- 4.3. The Flat entrance door leads into a hallway off which the bathroom, bedroom, kitchen and lounge are accessed from. See Fig 2a.
- 4.4. The proposal is to enlarge the bedroom by removing an existing bedroom wall and taking space from the existing hall. The hall is then relocated, achieved by taking space from the bathroom, constructing a new wall and creating an opening in the existing hall wall. See Fig 2b.
- 4.5. A storage cupboard is also created off the new hall by constructing a new wall in the kitchen and installing double doors.
- 4.6. No other amendments to access are affected by this proposal.

5.0 LANDSCAPING

5.1. This proposal will not affect any landscaping to the property.



6.0 REFERENCES



Fig. 1: The south east elevation fronting Arkwright Road. Flat 5A is within the corner of the building indicated by the outlined section as shown in orange.

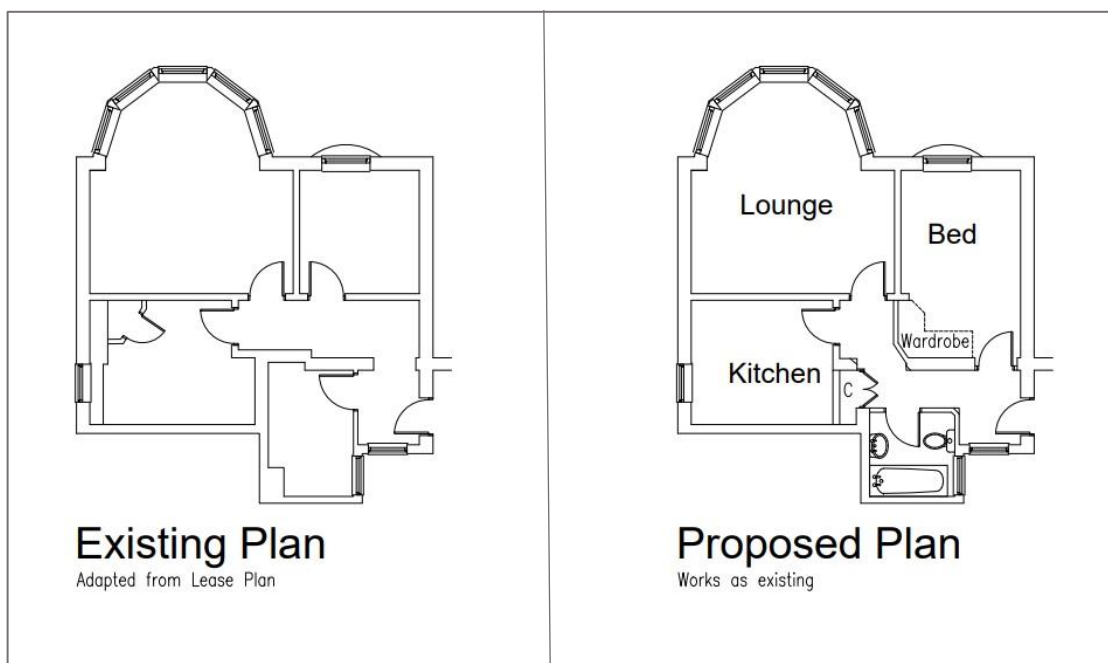


Fig. 2a: Existing floor plan

Fig 2b: Proposed floor plan



Fig 3: Transom window

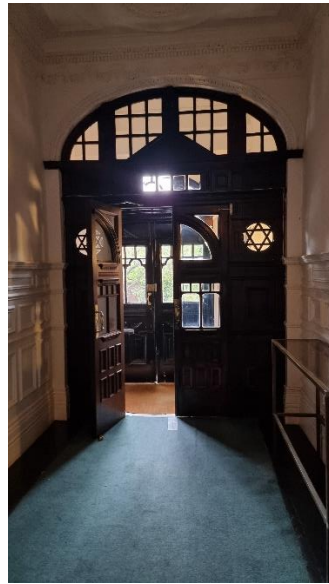


Fig 4. Main entrance



Fig 5. Communal stairs



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