

**BeforeBricks**

**CAMDEN COUNCIL**

**Design and Access Statement**

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**Applicant:** Magnolia Thain

**Proposal:** Internal alterations including demolition and relocation of internal walls.

**Location:** Flat B, 77 Albany Street, London, NW1 4BT

**Design and Access Statement**

## **1. Design**

The flat is located in a terraced 4-storey house with a basement, which is a Grade II listed building dating back to the early 19th century and lies within Regents Park Conservation Area. It is of the similar design as other buildings on this street. The flat is currently in use as a family home. The existing use will remain the same.

The proposal is to remove the internal wall between the existing bathroom and kitchen to create a new bedroom and to build an internal wall that would be an elongation of the existing wall between the current hall and bathroom to create a new bathroom.

The proposed wall will have a plaster surface on the bedroom side and will be tiled on the new bathroom side.

This proposal will have no impact on the external appearance of the building and will only have a positive impact on the interior of the flat and will create a more pleasant environment for the occupants.

## **2. Access**

No changes will be made to the existing parking arrangements and pedestrian access to and from the public highway will remain unchanged as well.