

DESIGN AND ACCESS STATEMENT 2 BYRON VILLAS



View of the front of the house

INTRODUCTION

This Design and Access Statement is submitted as part of the planning application for the modernisation of the interiors of a Grade II listed property at 2 Byron Villas, London NW3 1AR. The proposal aims to enhance the property by introducing modern conveniences while preserving character elements that align with the building's historical significance.

This application should be reviewed in conjunction with the application for Flat 1, located on the ground floor of the same building, as both are under the same ownership.

SITE, CONTEXT, APPEARANCE

The property is a Grade II listed building located in the Hampstead Conservation Area, specifically in the Vale of Health sub-area, within the borough of Camden. In addition to being a fine example of early 20th-century terraced houses, the building's significance is further enhanced by its history as the former home of the renowned novelist D.H. Lawrence.

The building's exterior maintains its historical integrity, with many of its features covered in the Grade II listing as follows:

"Semi-detached house, circa 1903. Yellow and red brick with cement dressings. Slated roof. Two storeys. Three-window canted bay, full height of the house, and single-window entrance bay. Entrance with cement surround to the top half of pilasters and scroll pediment; recessed doorway with part-glazed panelled door and fanlight. Recessed sashes with rectangular patterned glazing to upper portions; first floor with shaped brick aprons."

The absence of a detailed interior description in the listing suggests a lack of significant architectural features and historical importance inside. The flat requires modernisation to meet contemporary living standards and to reintroduce its use as a family flat. The photos below demonstrate the current state of Flat 2.

EXISTING PHOTOS



1. Bedroom 1



2. Bedroom 2



3. Dining Room



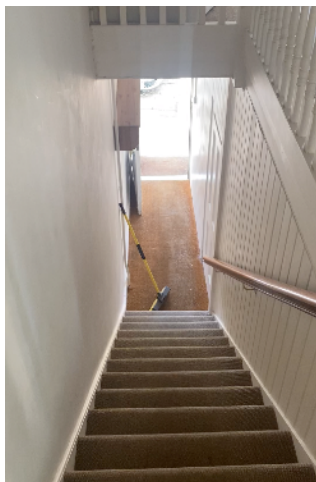
4. Bathroom



5. WC



6. Kitchen



7. Hallway



8. Rear Facade



9. Side elevation

PROPOSAL

The flat requires layout modifications to ensure the building meets contemporary living standards while respecting and enhancing its historical significance. The careful selection of materials, finishes, and design details will ensure that the modernised interiors are both functional and reflective of the property's heritage.

The works include:

- Demolition of 2 partitions and relocation of bathroom to create an open plan kitchen diner.
- Installation of new shower room.
- Installation of a new open-plan kitchen with modern appliances.
- Repainting painted parts of the main façade in a similar shade of white. Refurbishment and repainting of windows and doors.
- New engineered wood flooring throughout
- New electrical wiring, and plumbing if required.

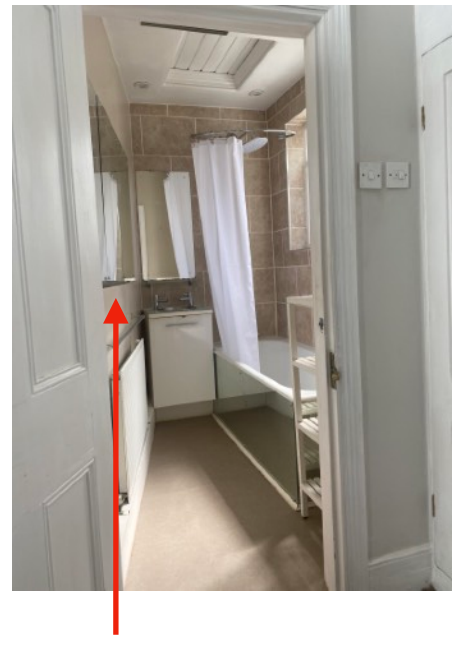
The impact assessment below provides a more detailed explanation of our approach



Partition to be removed



Partition to be removed



IMPACT ASSESSMENT

Main Façade Works:

- Painted parts of the facade will be repainted in a similar shade of white. This will enhance the appearance of the front façade, highlighting the building's significance.

Interior Works:

- **Front Rooms** (Living Room and Bedroom):
 - **Cosmetic Refurbishment:** the refurbishments will be carried out with minimal intervention, ensuring reversibility where possible. Walls and ceilings will be re-plastered and repainted.
 - **Windows and Doors:** Refurbishment and repainting of windows and doors.
 - **Flooring:** New engineered wood flooring will be laid over the existing floorboards.
 - **Preservation of Features:** Cornices, decorative mouldings, fireplace surrounds, and skirtings will be preserved to reflect the property's age and character.
- **Kitchen, Bathroom, and Dining Areas:**
 - **Reconfiguration:** The layout will be reconfigured to create a more open and functional living environment. The existing kitchen is too small to house all necessary appliances comfortably, and the only access to the WC through the kitchen is undesirable. Combining smaller, fragmented rooms will create open-plan living, dining, and kitchen spaces, enhancing natural light and improving circulation.
 - **New Shower Room:** The current WC will be extended into the space where the existing bathroom stands, relocating the entrance from the living space. The existing partition will be demolished and a new partition built at a straight angle to provide a more functional layout for the kitchen.

Restored Features:

- **Restoration:** Where possible, original features such as fireplaces, cornices, and woodwork will be restored or replicated to reinforce the building's historical character.

Modern Amenities:

- **Integration:** Modern amenities, including updated plumbing, electrical systems, and insulation, will be discreetly integrated to maintain aesthetic continuity.

Materials and Finishes:

- **Traditional Materials:** Use of traditional materials such as hardwood flooring, natural stone, and lime plaster to create a historically sympathetic interior.
- **Contemporary Touches:** Inclusion of modern, high-quality finishes and fixtures that complement the traditional materials, such as sleek kitchen units, contemporary lighting, and modern bathroom fittings.
- **Period-Appropriate Details:** Installation of period-appropriate mouldings, skirting boards, and architraves to enhance the historical ambiance.

ACCESS

The existing access to the property is not affected by the proposed modifications.

SAFETY

All modernisation works will comply with current building regulations, including fire safety, electrical safety, and structural integrity.

CONCLUSION

The proposed works involve only internal layout reconfiguration and interior refurbishment, ensuring that the external appearance of the building remains unaffected. By carefully integrating contemporary amenities with period-appropriate features, this project aims to preserve and enhance the building's historical significance while providing a comfortable and functional home.

We believe this statement demonstrates our commitment to preserving the heritage of this listed building while adapting it for modern use. We look forward to collaborating with the planning authorities to achieve a successful outcome for this project.