**HERITAGE STATEMENT AND DESIGN AND ACCESS STATEMENT**

**72D ROWLEY WAY LONDON NW8 0SL**

THE EXISTING SITE

* The application property is located on Rowley Way which is a part of the Alexandra and Ainsworth Estate in St John’s Wood.
* The Estate was designed by in 1968 in a brutalist style by Neave Brown of Camden Council’s Architects Department. Its construction was completed in 1978.
* When completed it comprised 520 apartments, a school, community centre, youth club, heating complex and parkland.
* The estate consists of three east-west blocks to the south of the West Coast Main line. The pre-existing rail line influenced the layout and form of the estate. Two rows of terraced apartments are aligned along the tracks, with the higher 8 storey, ziggurat style block directly adjacent to the railway line to act as a noise barrier. This block is separated from a lower 4 storey block by Rowley Way, a public walkway.
* The application property is located in the lower floor of the 8 storey block and is accessed from open stairs. The stepped elevation of the building provides private roof terraces for every apartment.
* The Alexandra and Ainsworth Estate was granted Grade II\*listed status on 18th August 1993. It was the first post-war council housing estate to be listed. It was described by Peter Brooke, the then Heritage Secretary, as “one of the most distinguished groups of buildings in England since the Second World War”.

THE PROPOSED REFURBISHMENT WORKS

* The application property is a small, one bedroom apartment with a small south facing roof terrace. Internal alterations have been carried out in the past, possibly prior to the listing of the Estate. The bathroom and the kitchen were not original and laminate flooring had been laid throughout.
* The only original features of the interior which remain are sliding doors between the reception room and bedroom, cupboard doors to hall storage, glazed timber screen between the hall and living room, timber plinth below external sliding doors in reception room, wardrobe doors in the bedroom and door to window cavity in the bedroom.
* The current owner proposes to:-
1. Repair and restore all original wooden cupboards and doors together with the glazed timber screen,
2. Lay new flooring of Marmoleum in ‘Warm Grey’ as specified by English Heritage throughout,
3. Install new bathroom fittings and retile the bathroom walls (the existing tiles in the bathroom and the bathroom fittings were not original having been installed in the 1980s/1990s),
4. Install new kitchen fittings and tiles in the kitchen (the existing tiles and kitchen fittings were not original having been installed in the 1980s/1990s).
* As the non-original kitchen cupboards and fittings been stripped out we would welcome the guidance of the Council with respect to the design of replacements.
* All remaining original joinery items, including sliding doors, glazed timber screen and cupboard doors are in a poor condition. They will be restored and upgraded where necessary to match their original design. Works will include sanding down and re-varnishing of door fronts and repairs to their sliding rail mechanisms.
* The works will sensitively restore and upgrade the interior of the property and will cause no harm to the special interest of the Grade II\* listed building.

ACCESS

* It is not proposed to make any changes to the access to the flat. The development is neutral in terms of access for persons with ambulant limitations.

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