

Design and Access/Heritage Statement

In support of Full Planning and Heritage Application, Reference:
PP-13529946, dated 31st October 2024

Address: 2nd Floor Flat, 183-185, North Gower Street, London, NW1 2NJ

The building is a Grade 2 Listed, 3 storey, (including basement), end of terrace house, from 19th century presently, divided into three apartments, Basement and Ground Floor, Second Floor and Third Floor. All occupied with tenant's at present, renting the property.

Present Status

Presently, there is a vent fixed to the second floor, kitchen window on the front elevation which has to be removed as it is not in keeping with the original style of the building. Records show that Listed building consent was not sought for this fixture, so this application is being made to correct the situation.

Proposal

This window vent is to be removed and a new vent is proposed to be installed in the side elevation, (Gable end), to assist in the ventilation of the flat, which has signs of mould and leaking roof in places.

Also, as a further safeguard, a mechanical (active), vent will be installed above the window in the bathroom, in place of the existing passive vent, to help improve the ventilation to the bathroom and the whole flat.

Photographs of existing situation:





Front Elevation and Gable End



Rear Elevations
Bathroom vent Location



Kitchen Window vent location on second floor



Passive vent above bathroom window

Works required:

- a. To remove existing vent presently fixed into second floor kitchen window, and create new vent (Active), in the end gable on the side elevation. The single glazed window pane to be reinstated.
- b. To remove the existing passive vent from above the bathroom window, in the rear elevation and replace with active vent (Axia or similar.) Wall to be made good as necessary.

These remedial works to be carried out by the Repairs Department at Camden Council.

Attached drawings in support of this application:

DAS/Heritage Statement: JGPS/NGS/183/DAS_Rev1

Site Location and Block Plan: JGPS/NGS/183/001,

Existing Second Floor Plan: JGPS/NGS/183/100,

Existing Elevations 1: JGPS/NGS/183/200,

Existing Elevations 2: JGPS/NGS/183/201,

Proposed Second Floor Plan: JGPS/NGS/183/300,

Proposed Front Elevation: JGPS/NGS/183/301,

Proposed Side and Rear Elevations: JGPS/NGS/183/302