

118K Rowley Way
London, NW8 0SP



@Andrew Cadey

118K ROWLEY WAY

Design & Access Statement

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Existing

Flat 118K is located on the 5th floor of the Alexandra & Ainsworth Estate, a Grade II* Listed residential development in the London Borough of Camden. Designed by Neave Brown for Camden Council, the estate—also known as Rowley Way—was constructed between 1972 and 1978, and is a landmark of British modernist architecture, notable for its dramatic stepped-terrace form and pedestrian-prioritised layout.

Flat 118K is accessed from the 5th floor via one of the estate's distinctive raised walkways. On the entrance level there is an entrance hall, two double bedrooms, a bathroom with separate WC, and a dedicated laundry/store room. Stairs lead up to the upper level, where the kitchen, dining room and a generous living room are located. The living space opens onto a private south-facing balcony that spans the width of the flat and overlooks the landscaped communal gardens. Original features remain, including exposed concrete walls, timber window framing, and built-in joinery characteristic of Neave Brown's design.

Proposals

The proposal includes the general refurbishment of the bathroom area to a high standard. This application seeks listed building consent for the following:

1. To remove the existing sliding panel and wall between the WC and bathroom. The existing bathroom door and original door frame will remain, while the current direct door to the WC will be infilled. Access to the services riser will be maintained.
The removal of the WC/bathroom wall will allow for the creation of a single, more generous space, better suited to contemporary living requirements.
2. Permission for the upgrade of the existing bathroom. The renovation will include replacing the existing bathtub with a shower plate, and installing new tiling to both the walls and the floor.

Conclusion

The proposals will make more efficient use of the internal layout and materials, while preserving the special architectural and historic character of Flat 118K and the wider Alexandra & Ainsworth Estate. Key architectural elements and the overall appearance of the listed building will be retained in line with the updated Historic England guidance. The existing access arrangements from the 5th floor walkway entry point will remain unchanged.

Examples of bathroom renovation and modernisation in another Rowley Way flat of similar characteristics, keeping the overall style.

