

Design and Access Statement

Project: 47B Crowndale Road, London NW1 1TN
Internal refurbishment of 1st / 2nd floor flat
New bathroom window at the rear

I. Description and justification of the planning application

The Grade II listing of the row of Victorian houses in Crowndale Road reflects the quality of the individual front facades and mainly the group value of the street setting of the fine front of the houses in a row. The rear facades do not have special architectural merit.

The interior of the houses had already been changed during the conversion from a single house to 2 flats. During this change of use all internal valuable features were removed.

The neighbouring properties namely 35 & 43 already had been made into 3 bedroom flats.

We herewith apply for:

1. The change of the existing 2-bedroom flat to a 3-bedroom flat.
2. The integration of an open plan kitchen in the reception room on the 1st floor and the change of the existing kitchen to a bedroom.
3. The integration of a new en suite bathroom on the 2nd floor and a new toilet on the stair landing.
4. The change of the existing steel bathroom window at the rear to a timber casement window in the existing wall opening.

II Design concept

The existing structural layout with the position of the two main supporting walls – the central partition and the staircase walls remain unchanged.

The position of the sanitary objects allows the installation of the pipe work between the ceiling joists without structural change.

The new position of the boiler in a cupboard of the 2nd floor WC allows the flue to be integrated into the ceiling and the outlet positioned centrally above the staircase window at the rear façade.

The boarded up fireplace on the 1st floor can be opened up again as a central feature of the reception room.

III. Access

The property is not suited to disabled use, since the entrance is only accessible via steps, and also the interior levels require stairs and steps.

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