

## **FLAT 2 (GROUND FLOOR) 17 ROSECROFT AVENUE, LONDON NW3 7QA**

### **Design, Access and Heritage Statement.**

#### **1 Existing property and context.**

17 Rosecroft Avenue is a Grade II Listed detached house, constructed 1898-9, by CHB Quenell, in the Redington and Frogna Conservation Area.

The exterior of the property is of red brickwork with a rendered first floor relief of Classical female figures, and red brick dressings. The roof is tiled, hipped, with a gable to the right hand bay, with tall brick stack chimneys and overhanging bracketed eaves and a moulded cornice. The windows to the front elevation are generally 3 light sashes, with blind boxes. To the rear, the windows vary, some having been replaced with casements. A two storey side extension set back from the main elevation, to the North West side, appears to be of a later date.

The neighbouring properties are of a similar age and style, also detached.

The property has been subdivided into flats, and has been subject to significant internal alterations prior to having been listed in 1999. Flat 2, to which this application relates, is on the Ground Floor.



*17 Rosecroft Avenue Front*



*17 Rosecroft Avenue, Rear*

Internal alterations to the application flat (Ground Floor) to date include structural openings to the kitchen and dining areas, the subdivision of the large front bay window room, new covings, casement windows and a recent fireplace to the reception room. Floors have been overlaid with hardboard, carpets and tiles, and the timber boarded floors under are in a poor state of repair. The rear bedroom fireplace has been removed, and modern cupboards fitted. Some original details such as doors, architraves and skirtings remain.

The existing cornice to the rear bedroom and reception room appear to be original.

## **2. Design.**

### **2.1 Refurbishment and alterations:**

*Generally:* Original cornices, doors, architraves and skirtings are to be retained.

All existing laminate, overlay and carpet flooring is to be removed, and hardwood timber floors throughout re-laid over sound insulation to improve the acoustic performance between the ground floor and lower ground floor flats.

*Kitchen/Dining Room:* (see photos 2, 3 & 4, & drawing 1355 05)

A new opening is proposed to connect the dining area with the reception room, 2.5 metres wide and 2.4 metres in height, set in from the external wall to retain nibs and a downstand, to evidence the original footprint.

The existing reception room cornice is to be copied and reinstated to the dining area, where there is currently a modern coving.

Existing kitchen cupboards and partitions are to be removed, and the existing kitchen door (glazed, with a fanlight over), is to be reused.

*Reception Room:* (see photos 5, 6, & 7, & drawings 1355 03 & 04)

The existing modern radiator casings are to be removed, and the recesses either side of the fireplace and plaster panel beading are to be re-proportioned to line through with the widow cill .

The existing reproduction fireplace is to be removed and a new stone fireplace installed.

*Dressing Room/Bedroom 1* (See photos 13, 14 & 15, & drawing 1355 06)

The existing modern cupboards are to be removed, and a new opening formed to provide a dressing area to the rear of the store room adjacent. The new double door will match the existing bedroom and bathroom door in style, set opposite the Bathroom door, providing symmetry either side of the bay window.

There is no fireplace to the Bedroom, the original having been removed. A new simple stone fireplace is to be installed.

In the en-suite bathroom (within the later addition), fittings are to be replaced.

A new partition is to be installed in the to separate the dressing and utility areas.

*Bedrooms 2 and 3:* (see photographs 11 & 12)

The existing modern coving is to be removed, and replaced with a cornice to match the original cornice to Bedroom 1.

The modern radiator casing/window seat to Bedroom 3 bay is to be removed, and a skirting to match the original reinstated.

*Hall* (see photographs 6 & 8)

The existing modern coving is to be removed, and replaced with a cornice to match the original cornice to Bedroom 1.

## 2.2 Glazing: (see photographs, and drawing 1355 07)

With the exception of the Reception room, all windows are small pane sash style with a glazing bar width of 34 mm. The sashes are in reasonable condition but have poor thermal performance. The windows are to be carefully refurbished and re-glazed, retaining the existing sashes, with slender double glazed units (Histoglass 10 mm) to achieve improved thermal performance, without any alteration to the appearance of the window.

The Reception room window does not match the rest of the property, being a later casement style with fanlights over (see photo 7). We propose to carefully refurbish and re-glaze the existing casements and fanlights with slender double glazed units (Histoglass 10 mm) to achieve better thermal performance, without any alteration to the appearance of the window.

The proposed refurbishment and alterations have been designed to preserve and enhance the character of the Listed Building, whilst maintaining use and maintenance, as UDP policies EN3 and EN4.

The alterations have been designed with a regard for the existing architectural style, scale, proportion and materials.

## 3. Access

The proposed alterations will improve access and circulation within the property.