

DESIGN AND ACCESS STATEMENT.

KEVIN MCGERTY

I am applying for listed building consent to convert 42 Maple Street, Flat A (postcode W1T 6HF) into a one-bedroom flat. Approval for such a conversion was granted to the previous leaseholder (application reference 2010/0691/L) on 25 May, 2010, however I would like to carry out a slight modification to their proposed conversion, and hence am reapplying for listed building consent.

1. ACCESS ISSUES

The plan will effect only the interior of the flat (and the light well) so no access issues arise.

2. DESIGN ISSUES

The application is solely to modify the interior (and covered portion of the light well) of the flat. This involves:

- Firstly, converting the space at the back of the flat (currently divided into two rooms, a kitchen and a bath room) into a bedroom. This space was originally a single room, so this modification should make the space closer in spirit to the original layout.
- Secondly, the proposal increases the size of the lobby area, which makes it intrude into the main room. (This is also the main alteration to the previous conversion plan). While this is not in keeping with the historic layout, I hope this is acceptable due to the logic of the plan which then makes the bathroom, living room and bedroom all open onto the lobby area.
- Thirdly, the main room is currently divided with an entrance enclosure for the door to the light well. The proposal moves the partition wall at the back of this enclosure away from the light well somewhat, to create a kitchenette space, and a bathroom is then enclosed which would open into the enlarged lobby. This should greatly increase the functionality of this space. I include in the application drawings both of current layout of the flat, and the proposed alteration. The relocation of the kitchen and bathroom require alteration of the plumbing for the flat, and two possible routes to join the mains sewer are suggested in the drawing of the proposed alteration.
- The area in the light well covered by the walk-way to the main entrance of the building would be enclosed to create a utility space. The boiler (currently at the back of the building in the kitchen) could be moved to the kitchen or this utility space, with the flue either exiting to the wall facing the street (as has been done a recently converted lower ground flat on Maple Street) or if in the utility space, it could exit through the newly

constructed enclosing wall (so as to be at right angles to the street). The attached drawing shows the kitchen option. The enclosing of the utility space would also mean an alteration to the access to the storage vaults, as noted in the drawings attached. (The previous application initially suggested rather baroque alterations to the vaults, which I do not believe received full approval. I do not wish to alter their appearance apart from with regard to the issue of the entrance mentioned above).

3. HERITAGE STATEMENT

The buildings on Maple street have evolved into a somewhat eclectic mixture, both in period and architectural style. The main entrance to 42 Maple street faces the BT complex, which is a modern construction of the sixties, and the rest of the south side of the street is also now taken up by modern apartment or office buildings. Moreover, parts of the north side of the street, such as no. 40 next door, have had the ground and basement floors converted for commercial use, (in the case of no. 40, the style is a more recent, red-brick, style, while a bar with a contemporary aesthetic is housed on the ground floor by the corner of Maple and Whitfield streets).

It is thus not easy to propose an alteration which is likely to be in keeping with all the styles visible on the street. As a result, my desire has been to seek to preserve the style of the older building facades on the street, which appear now to be predominantly used as flats. The enclosure of the part of the light well underneath the bridge to the main door is an addition which seems to fit this idea (and is already present in some cases) in that it enriches the living space of the flat somewhat, while not detracting from the exterior facade in any marked way. The proposed door to the enclosure would be a black paneled Victorian door in the same style as those used in the main entrance to the building, keeping the black-on-white style of the lower floors of these buildings.

4. CONCLUSION

Since the alteration has a very modest effect on the exterior (and that which it does have appears relatively commonplace in the surrounding area) while improving significantly the residential quality of the flat, I hope it will be viewed favourably.

42 A MAPLE STREET, LONDON, W1T 6HF.