

## Design and Access Statement 20a Ainsworth Way NW8 0SR

Ainsworth Way is part of the Alexandra Road Estate which also includes Rowley Way. The estate was designed in 1968 by Neave Brown of the Camden Architects Department. It was built between 1972 and 1978 and listed in 1993.

I understand that the estate was listed because of its use of site-cast board-marked white unpainted reinforced concrete.

Ainsworth Way comprises three linked rows of three storey terraced houses.

The above details were taken from the English Heritage list entry summary.

20a Ainsworth Way is situated towards the eastern end of these rows.

I purchased the property in 2004. I was not aware that the property was listed. I have looked over papers from the time of my purchase and nowhere in estate agent details papers from solicitors or valuation for bank (performed by chartered surveyors) is it stated that the property is listed. In solicitors replies to enquiries it is specifically stated that the property is not listed.

In 2004 I let the house to Paddington Churches Housing Association for a term of five years. This lease ended in late 2009. PCHA informed me that they would renew the lease but before doing so they would require me to carry out certain works to the interior. One of these works involved the replacement of the old kitchen units and appliances.

I visited the property for the first time in some years and could see that the kitchen units and appliances had to be replaced. The enclosed before photographs were taken in 2004. The kitchen cupboards were made from hardboard. By 2009 these cupboards were in a complete state of disrepair and totally unhygienic. Repairing these units was not viable. The brown tiles were chipped in many places very dirty and completely unhygienic. The area surrounding the kitchen sink had lost its waterproofing silicone joints. Water had penetrated the finishes causing decay to the supporting timber structure. It was obvious that the whole kitchen needed to be replaced.

The half wall that separated the kitchen area from the dining area served no useful purpose. My tenant a single mother with young children asked if I could remove it. She argued that it would be of great benefit to her if this wall was removed. She said that it would facilitate movement from the kitchen area to the dining area. It would also be much easier for her to keep an eye on her children while she was working in the kitchen area. I was happy to help out with her request.

In December of 2009 I carried out these works replacing the old kitchen units and removing the half wall. The old brown tiles were replaced with ceramic tiles of a similar size to the old and various areas in the house were repainted.

Since I carried out this work I visited another property in Ainsworth Way (which was for sale). This property was in its original condition with sliding doors and other original features. I was able to understand the reason for listing. 20a however with the exception of the staircase has never (since I have owned the property) had these features.

No works were done to the exterior.

I enclose photos showing the before and now existing.

I enclose 1-50 plans and elevations showing the new kitchen units.

I enclose 1-100 plans of the house. The plan marked A is the plan attached to the lease. The plan marked B shows the actual layout of the house as it is today.

The only change to these plans that I have made is to remove the half wall on the first floor. When I bought the house in 2004 there already existed three bedrooms and a bathroom on the ground floor. I have the estate agent's details and valuation report from that time which confirms this.