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THE
HARRIS
PARTNERSHIP

DESIGN & ACCESS STATEMENT

FLAT 1

NO.3 CAMBRIDGE GATE

REGENTS PARK

LONDON



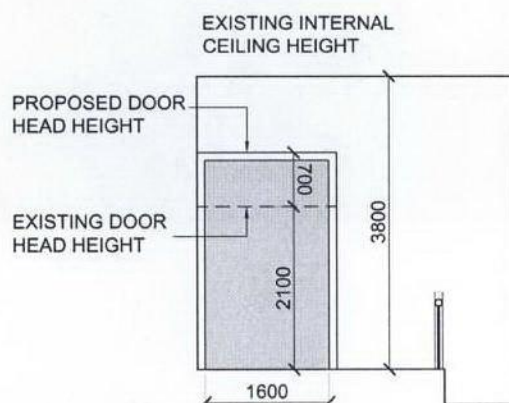
Flat 1, No.3 Cambridge Gate Regents Park, London

1.0 INTRODUCTION

- 1.1 Cambridge Gate is a grade II listed building facing Regents Park, London, built in the style of Nash. The building is also part of the Crown Estates. Our client has recently purchased a ground floor 2 storey flat within this building.
- 1.2 The project involves an internal decoration and interior design works. Cambridge Gate was converted from offices to flats in 1995 and our client is the 3rd owner since this fundamental change. None of the posed changes will affect any of the structural fabric of the building.
- 1.3 This Statement is to be read in conjunction with our drawing.
- 11186/01-B
 - 11186/03-C
 - 11186/04
 - 11186/05
 - 11186/06

2.0 THE PROPOSAL

- 2.1 The proposal comprises of the redecoration and interior design for the new owners of this flat. One or two items that are proposed will affect the fabric of the property, these are -
- Raising of the internal openings head heights in the entrance hall area.
 - Installation of a conservation roof light to the rear roof over the internal staircase
- 2.2.1 It is proposed to raise the head height of three existing internal openings in the entrance hall area from 2.1m to 2.9m, The existing ceiling height of 3.8m is to remain. The increase in head height will greatly improve the proportions of the internal space, this will almost certainly reflect the original architectural intension.



Section above identifying new and existing head heights

**Flat 1, No.3 Cambridge Gate
Regents Park, London**

- 2.3 The rooflight proposed for the rear of the property will sit over a first floor bedroom and associated staircase. The rooflight will improve the quality of natural light making a currently dark staircase much safer to use. The rooflight will also increase the natural light within the bedroom enhancing the versatility of the space.



Plan above Indicating the location of Conservation Rooflight

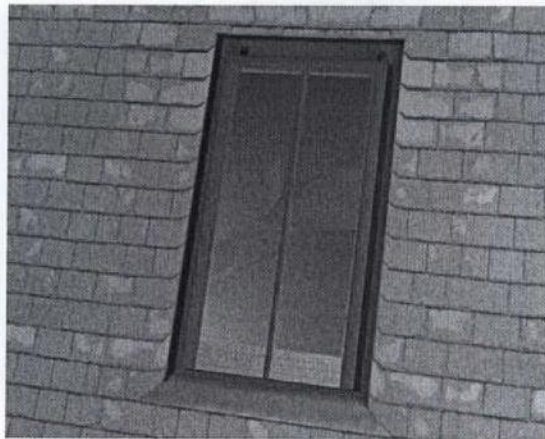


Image of typical conservation rooflight

3.0 DESIGN

- 3.1 Cambridge Gate is a grade II listed building all internal alterations will be carried out to the highest standard, using finished materials that reflect the age and quality of the building. The rooflight will be of a conservation type in black painted metal supplied by the Rooflight Company.

4.0 ACCESS

- 4.1 We do not consider that the proposal will affect access or movement within or outside the building.