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James Cubitt & Partners Architects

Design & Access Statement

This statement should be read in conjunction with proposed plans.

The property currently consists of 4 flats:

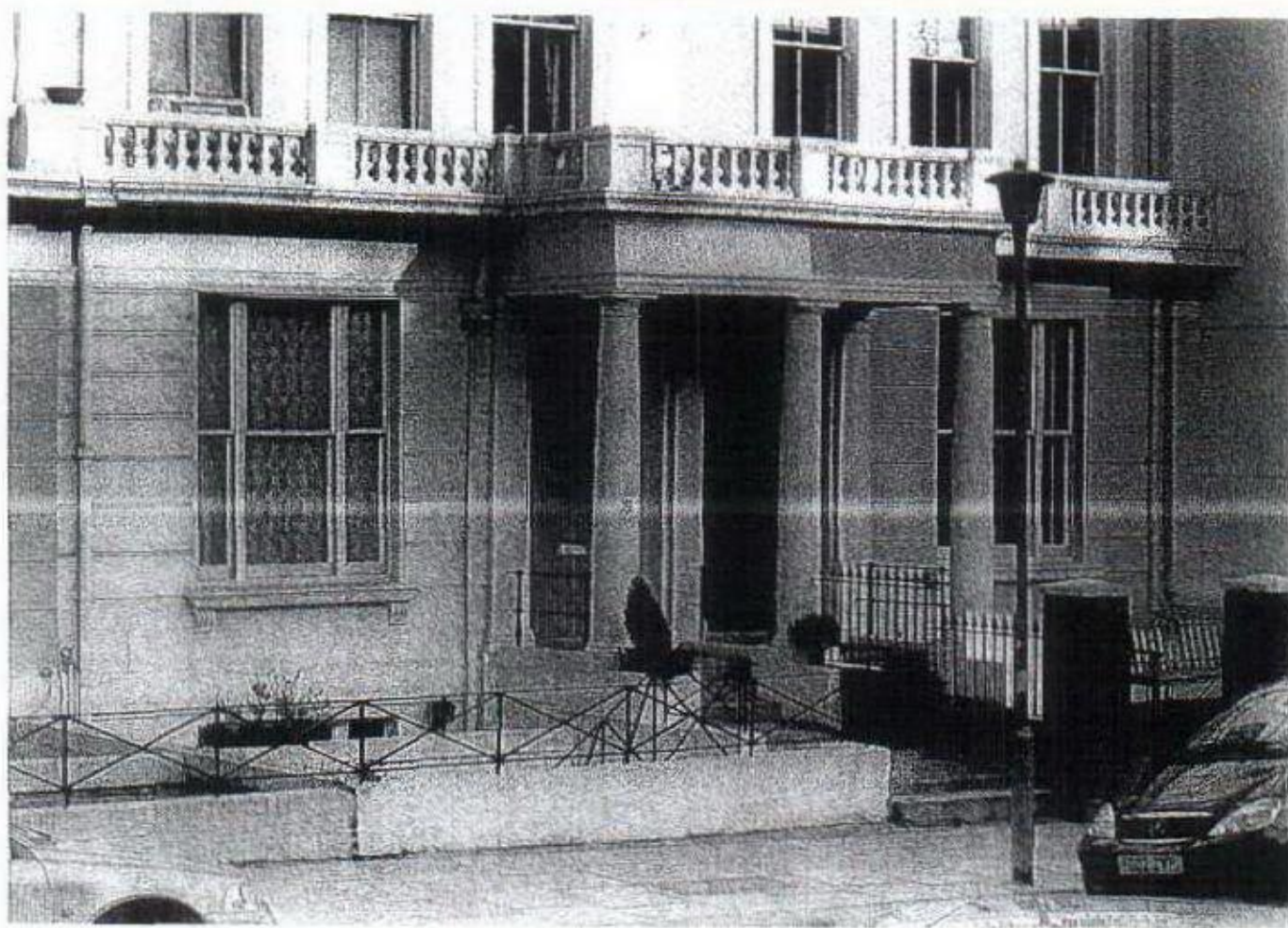
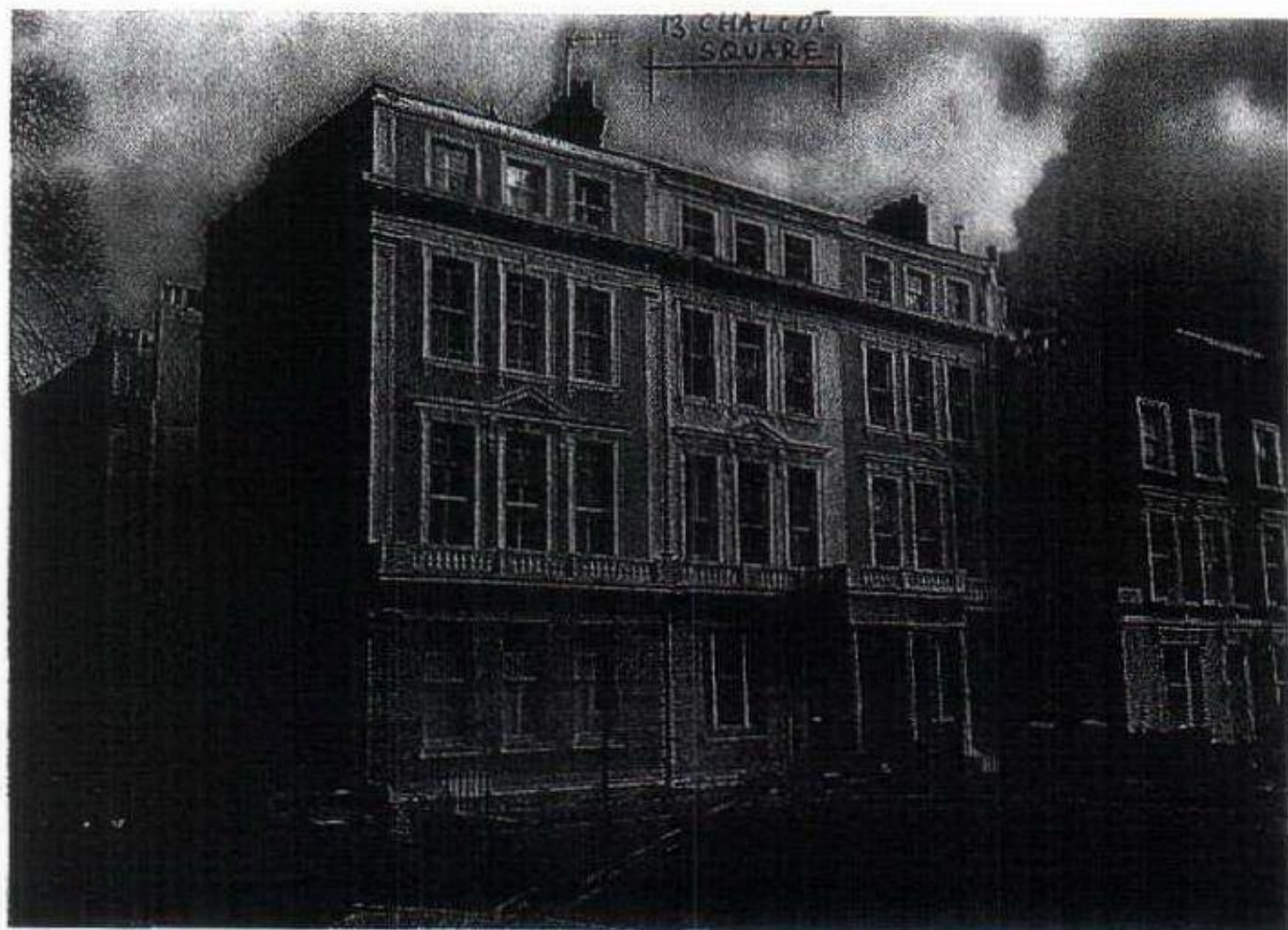
- Basement - 2 bedroom flat on the floor,
- Ground floor - 1 bedroom flat
- First floor - 1 bedroom flat
- Second and third floors - 4 bedroom maisonette

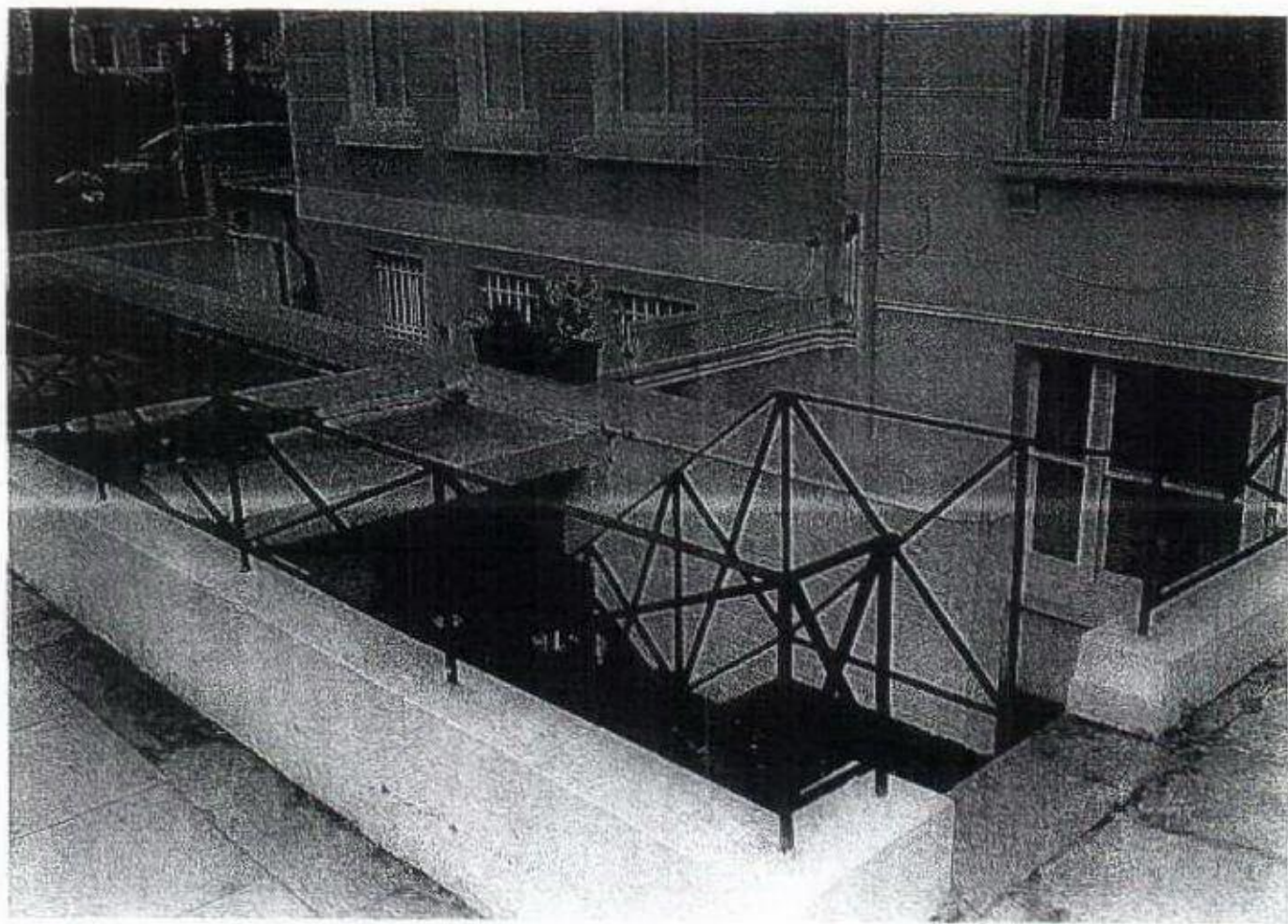
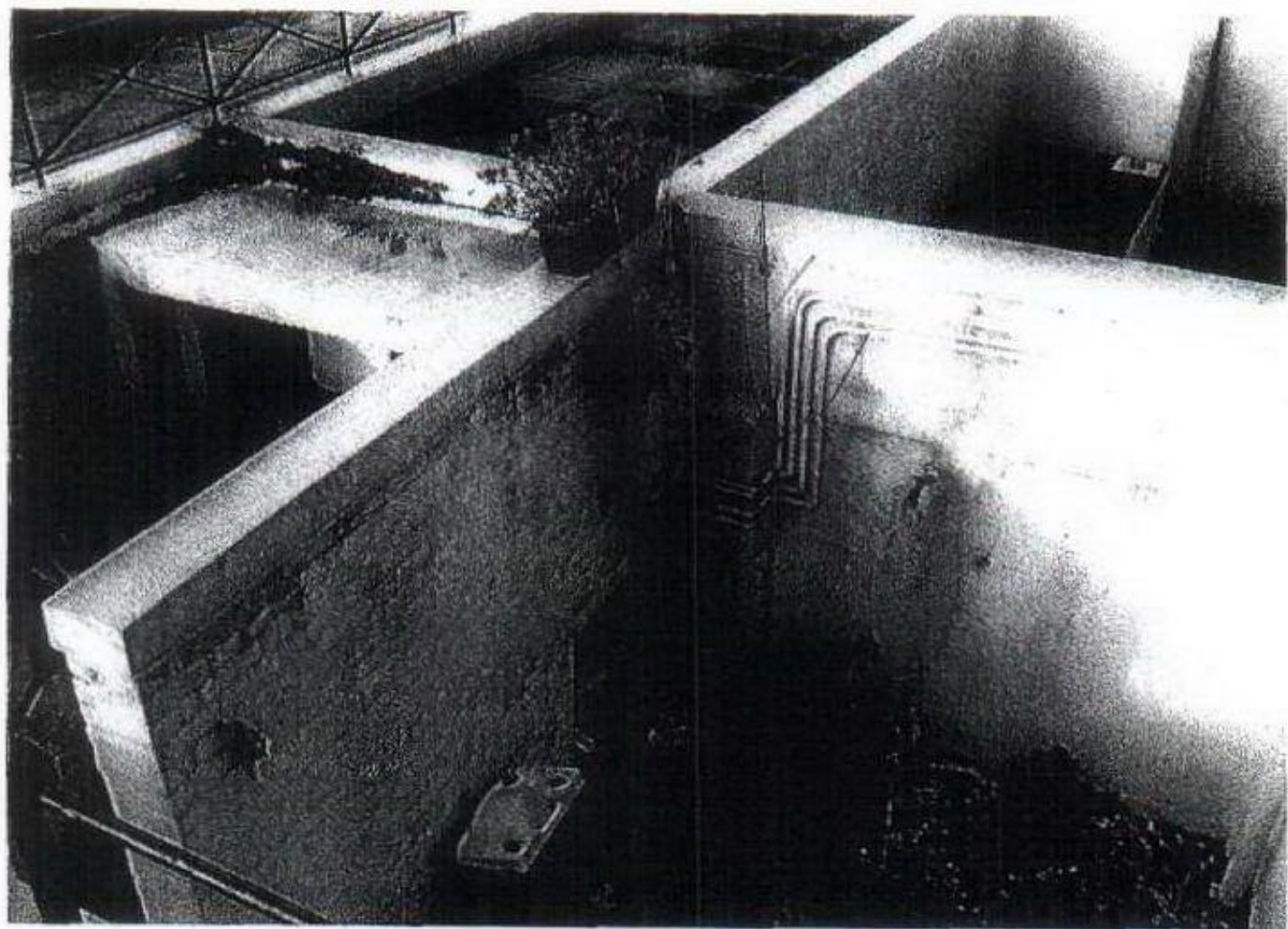
The alteration to the basement level consists of the relocation of an existing kitchen into a new extension on the front boundary of the property at basement level.

The works will require external construction works and internal refurbishment. The new construction works are the same footprint (area) as the terrace and external stairs to the basement level and will not project above the dado wall along the pavement boundary and therefore will not be visually different to the existing. As precedent other adjacent properties and opposite in the street have completed similar construction works. There will be no additional work to the external facade of the property, other than decorative maintenance. The external works of the new kitchen will not affect the visual appearance of the property or the character of the street scene. No new outbuildings are to be constructed in the garden.

The property will be fully refurbished both internally and externally & the gardens will be tidied up and the existing mature trees/planting will be retained. Any overgrowth will be removed to permit the gardens to be reinstated to its former condition.

We note that the building is Grade II listed and can confirm that externally the building is as originally. Internally, apart from relocation of the kitchen and creation of an en-suite bathroom, the internal works will comprise of redecoration and the renewal of the plumbing and heating systems, as well as the electrical installation. All installations are to meet current codes and energy saving practices.





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DRAWING SCHEDULE RECORD AND ISSUE

Job: Mr Aykoler
13 Chalcot Square
Job No: ##
Sheet no:



Date of Issue: D 25
M 2
Y 10

DRAWING TITLE	DRG.NO	REVISION
Location & Site Plan	820: PA: 001	x
Existing Plans	820: PA: 002	x
Existing Plans	820: PA: 003	
Existing Sections&Elavations	820: PA: 004	x
Proposed Plans	820: PA: 005	
Proposed Plans	820: PA: 006	
Prop.Sections&Elavations	820: PA: 007	
Proposed Plans (Basement)	820: PA: 008	x
Prop.Sections&Elavations (Basement)	820: PA: 009	x

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Structural Engineer	
Mechanical Engineer	
Electrical Engineer	
Clerk of Works	
Main Contractor	
Planning Officer	4
Building Control Officer	
James Cubitt & Partners	1

PURPOSE OF ISSUE	
Information	x
Approval/Comments	
Billing	
Construction	
Planning Application	x
Building Control Application	
Listed building consent	x