

No.4 The Mount Square, London NW3 6SY

Listed Grade II with No.s 5 and 7.

The mount Square (Ref: No. 798 – 1 – 162316)

Date of Listing: May 14th 1974

Note: Interiors not inspected at Listing Inspection.

Combined Design and Access and Impact and Justification Statement

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| 1 | Proposals
(External) | <p>a) South Elevation: Removal of existing (later insert) window. Re-forming the opening to form a door access onto the existing first floor balcony. Door and frame to be in white painted timber.</p> <p>b) South Elevation. Remove existing small (later insert) window and enlarge the opening to accommodate a new timber box frame sash window to match that in the adjacent bedroom.</p> <p>c) Remove existing timber rail to back of balcony and replace with mild steel railings to match those at front (granted consents 2009 / 1995 / P and 2009 / 1998 / L 27 07 09).</p> |
| 2 | Proposals
(Internal) | <p>a) Re-forming the position of the new first floor WC area from that shown on consent drawings 2009 / 1995 / P and 2009 / 1998 / L dated 27 07 09.</p> <p>b) Deepening the wardrobe off the top landing and changing the single doors through the existing wall enclosing the stair to double leaf doors for the same width of opening.</p> |
| 3 | Design | <p>a) The new rear balcony door would be single glazed and match other joinery details in all respects. Brickwork to the re-formed opening reveals would be constructed in facing brick retrieved from the existing bricks to the correct bond and in lime mortar to match. With this new access the existing timber ladder type stair to the balcony can be removed.</p> <p>b) The interior has been much changed over the years. The proposed modifications do not alter the general arrangement of the original wall positions.</p> <p>c) Railings will match those at the front (detailed) and granted consents 2009/1995/P and 2009/1998/L dated 27 07 09. These railings will replace the totally inappropriate timber rails that exist.</p> |

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| 4 | Access | No changes to the access arrangements result from this application. |
| 5 | Impact | The proposals have little or no impact on the streetscape or adjoining owners and are designed to improve and enhance the appearance of the listed house. |
| 6 | Justification | The house has suffered from inappropriate 'add-ons' and changes over some considerable time. Internally the house has become environmentally poor in respect of living accommodation and sanitary provision standards. The proposals shown on the drawings are intended to address these shortcomings and to go some way in ensuring the future maintenance, in particular, of the external appearance of the listed dwelling. |