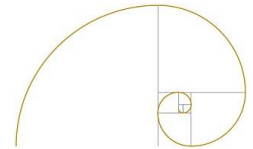


1.61 London

10 Portman Street
W1H 6DZ
London



1.61
London

Design and Access Statement for Regent Square for listed consent

Date

August 14, 2014

Services Performed By:

1.61 London
10 Portman Street
W1H 6DZ
London

Services Performed For:

Listed Building Consent

Definitions

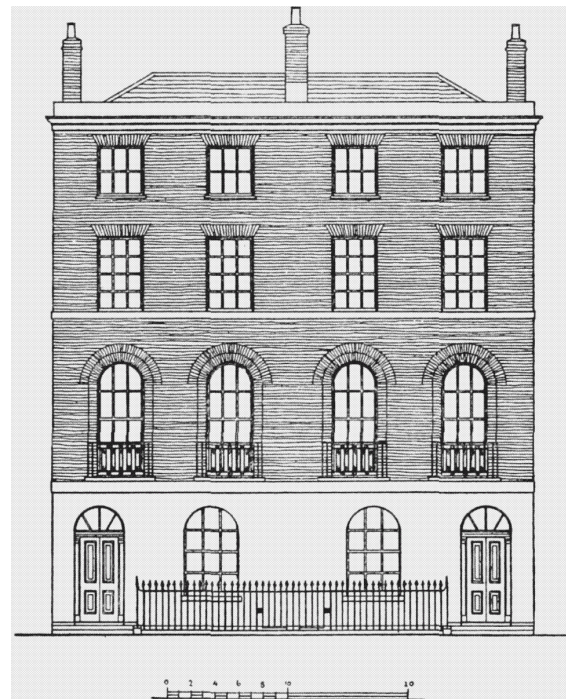
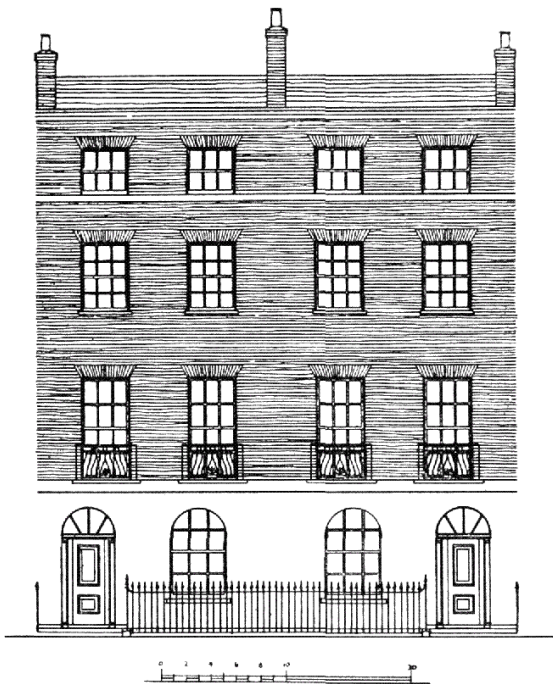
Assessment of Site and its Surroundings

The flat is situated on the third floor of an elegant and imposing Grade II Listed 1820s terraced townhouse. It is approximately 900 square feet in overall size; with attractive period doors and coving. The layout was modified to accommodate buildings 5 and 6 being joined together. This has created an awkward long hallway space within the flat. More importantly the current design of the property impacts on a number of beautiful period features which our design scheme will rectify and enhance. As a 900 square foot flat the property is a large enough space to be a good two bed, two bathroom family home. Currently the hallway position does not allow for the flat to accommodate this set up and our plan solves this problem in an unobtrusive way, by changing the central section of the flat. Furthermore the revised layout creates rooms that are more in-keeping with their original size.



Regent Square was built towards the end of the Regency period. It was named after the Prince Regent. It was designed for the middle class families to dwell in. Its numbers start from no.1 on the south side (east corner) consecutively moving in a clockwise direction. The first building leases were granted in 1818 and the houses were first occupied in 1829.

The flat looks directly over Regent Square and the gardens beyond. Once through the imposing black and red painted door, a single flight of stairs, to the right of the hallway, leads to **C1** on the third floor landing. The access to the flat is limiting for non-ambulant disabled people and as there is no lift to the third floor, completely inaccessible for wheelchair users. It would be suitable for ambulant disabled people and for all other members of the public.



Design and Appearance

No external alterations are submitted, nor changes to windows, or their frames. We sought listed pre-application planning and have taken on board all the advice that was given in the below design. Anything that is going to be removed such as the doors are not of original origin. Anything that is of original merit will be enhanced in accordance with the pre-application's advice and this notion is listed below:

1. Our proposal seeks to provide additional bedroom space to this third floor apartment, offering a more accommodating arrangement to the currently cramped second bedroom. This will also allow the inclusion

of an en-suite bathroom to the master bedroom, creating a more appropriate type of accommodation for contemporary urban lifestyle and family living.

2. There is no external impact in our scheme. The changes are confined to internal reconfiguration.

3. Traditional materials have been selected that are robust and low-maintenance – proven to be suitable for this type of building.

4. There is no variations proposed to the property's current access arrangements and Building Regulations compliant.

5. The property already contains a bathroom, this will be made into an en-suite, and a further bathroom will be added to the property as the second bathroom. We will be connecting up to the existing waste pipe by running the existing pipe an additional 1m under the bath.

6. All of the doors and frames that are removed (the bathroom door, the door from the hall to the kitchen, and the door from the hall to the master bedroom) will be transferred to new locations within the flat and fire rated where indicated. This upholds the flat's identity and heritage. They will be sanded back and restored to their original condition.

7. One jib door opening will be created on the right side of the fire place, looking from the kitchen/dining area. Another jib door will be created between master bathroom and 2nd bedroom.

8. All chimney breasts and fireplaces will be kept to their original form.

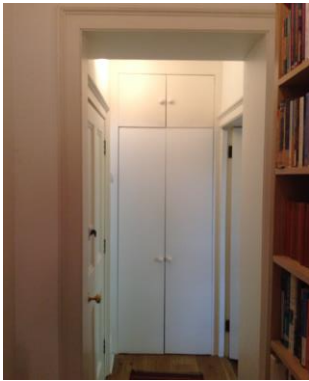
9. New fire doors will be inserted to the flat as advised by fire regulation officer, this addition will not affect the existing doors as there are new openings to the plan.

Internal Changes

Living area

The front door currently opens onto a long hallway to the right that leads to all the rooms of the house (Images A and B). The revised layout will mean that the front door will open directly into a small hallway with the door in front leading to the kitchen and to the right, the second bedroom. We believe that this creates a more sensible positioning of the main living space.





Kitchen area

Straight off the entrance door takes you to a large kitchen/dining area with a Georgian kitchen on the left and a dining area to the right. The proposal aims to enhance the current period features of this room and maintain its use as a kitchen/dining area. It will create a room that is befitting of the building's character and period features.



The kitchen will be fitted with modern appliances throughout, but the finish will be more in-keeping with the period of the property. The worktops are to be of granite or composite finish and will have a built in up-stand, keeping all covings running throughout. The cooker will be an induction hob, providing a smooth and modern finish. The proposal allows for an integrated washing machine and tumble dryer. A microwave oven and coffee machine are to be built wall-hung and positioned accordingly. These are to be neatly housed in cupboards to ensure that the whole appearance is streamlined and clean.

The current large kitchen area will remain an open dining room **(Image)**. The period coving in the property will remain, and where needed, be restored to its original form. Likewise, the skirting will be kept to its original form, as in the sitting room.

On the right of the fireplace in the kitchen area, as seen below, a new jib door will be installed. This will lead into the reception area; connecting the two main rooms of the flat. The fireplace will be completely unaffected by opening this section of the wall.



Living Area

A new floor will be fitted in keeping with the character of the room and either Crown Heritage paint colour or Fired Earth National Trust paints will be used on the walls. New wall lights will be incorporated with the existing light fittings around the ceiling and above the dining and seating areas; all will be designed to reflect and enhance the period features.

The seating area will remain where it is situated (**Image**). There is currently a fireplace inset into the chimney breast which will remain the same.



The proposal allows for a new open hallway to be created which will connect the living space to the bedrooms and bathrooms. The sleeping area for the property will be situated towards the south of the house and the living space will overlook the front of the property. Cupboards will be created down the side of the entrance hallway to house the boiler and storage space. The doors will be in-keeping with the period of the property.

Main Bathroom & En-Suite

The current bathroom in the property is situated towards the middle of the property and is in need of complete refurbishment (Image AE). There will be a slight re-configuration of the room. Due to its size and a small addition from the hallway, we have created two functional bathrooms. The main bathroom will be a shower room which can be accessed from the reception and the 2nd bedroom. The second bathroom will be a full bath, accessed from the master bedroom and second bedroom (due to fire regulations).



New tiles will be placed together with mirrors over the basins. We will drop the ceiling down by installing a new plaster-boarded ceiling, which will house new down-lighters. We are looking to install white sanitary-ware with light porcelain tiles to the floor and similar to the walls. In addition, we are going to form lit alcoves above the bath. We will box in all pipe-work to create a neat and streamlined finish. The extraction vent will be connected to existing breaches so no further works will be needed on the exterior of the building.

Similarly the bathroom waste will use the same connection to the exterior downpipes and thus require no alteration.



Bedrooms

The master bedroom will remain in its original state, with only minor changes. Currently there is a basin fitted in the far right corner. We are proposing to transfer it into the en-suite bathroom, and open a door exactly at that position. All architectural details will remain as is and any new door position will reuse existing doors.

The second bedroom is currently a single bed/study room and is in fair decorative order. We feel that by extending this room, using the existing hall space, it will allow for a proper sized bedroom. This will be a more comfortable arrangement for a family and will also add extra storage space. Three doors will lead off the second bedroom, one to the main bathroom, one to the en suite bathroom and the other to the entrance hallway. The bedrooms will both incorporate built-in wardrobes and accommodate double beds. All skirting will run around these wardrobes, and will match an equivalent skirting for the building's period. The rooms will be of a size that is in-keeping with a nicely spaced family home, as opposed to an awkwardly laid out one and a half bedroom flat.

Decorative Finishes

We are working to a limited colour palette on the flat to keep it light, airy and neutral. The natural beauty of the period features - the skirting's, the door architraves, sash windows and treatments, and doors - will be enhanced by this. We will however, introduce one or two pastel colours, which we will use as accent colours throughout the flat. These will not be used for any permanent features, but merely to add interest and reflect the era of the flat's design: late Georgian Neo Classical and early Regency. Both the late Georgian and early Regency eras were synonymous with elegant and elaborate designs using opulent wallpapers. This era was influenced by classical Rome, Greece, Egypt, as well as the French Empire. We will be doing a modern take on these ideas, incorporating them where sensible and possible, using renewable wood finishes, elegant and stylish curtains and beautiful wall finishes, all to enhance the property and sit sympathetically with the beautiful covings and period features. We will incorporate the look and style of the day in terms of our design and furnishings, but will apply it with a limited palette of colours to bring it into the 21st Century, giving it a wider appeal.

Designers' Details

Our designer, Marina Christou, will be doing all the interior design for the flat with regard to space planning, sourcing of materials, and specifying finishes. She has been used on a large number of projects, including listed properties. Marina attended KLC College of Interior Design and received honours. Part of her course entailed learning about styles and decorative finishes through the ages, starting with the sixteenth Century for both France and England. She has produced a comprehensive book detailing the designs, colours, finishes, textures and styles adopted by both English and French designers for each period from this era. This included a full section on both the Georgian period and the Regency/Empire times. As such, Marina is ideally placed to carry out the interior design on the flat in an appropriate and sympathetic manner. Unfortunately, the flat has been somewhat neglected in the last few years and will greatly benefit from the love and attention it will receive from our designer.