

DESIGN & ACCESS STATEMENT

Project no – 180

Date – 27.06.2014

Rev A 18.07.2014

For Planning Application to
114 St Pancras way, London NW1 9NB

The proposal is reorganise the top floor layout design so the top floor would consist of 2 equal sized bedrooms and 1 bathroom as well as a well proportioned landing/hallway.

Each room, including the bathroom will have its own window/daylight with the additional roof lights to bedroom 1. The existing 2 no rooflights to be retained and 2 new roof lights added.

The existing raised ceiling in existing bathroom to be retained and incorporated into bedroom 1. This to use the existing ceiling height with roof light and let bedroom 1 (facing the rear) take advantage of it in full by extending it to full perimeter along party wall to external rear wall. Please see drawings for clarification.

HERITAGE STATEMENT

Project no – 180

Date – 10.07.2014

Rev A 18.07.2014

For Planning Application to
114 St Pancras way, London NW1 9NB

- *the significance of the architectural and historical interest and character of the building or structure:*
The property has been quite dramatically modified over the years leading to some features and appearances have been lost in terms of detailing as well as the actual layout of the rooms and proportions.
- *the principles of and justification for the works within a Conservation Area and proposed works:*
By redesigning the layout to the top floor in order to gain 2 equal sized rooms and a bathroom the proportions and appearance of the top floor would significantly more relate to proportions and layout of remaining floor within the property.
- *the impact of the proposal on the special interest of the structure, its setting and the setting of adjacent listed buildings (if any).* There would be no impact on adjacent buildings or the property itself from the external point of view as all proposed works are internal. Externally all to remain as existing.
- *the sources that you have considered;* Studying adjacent properties and properties with similar design and original construction period to compare and see the original intentions and appearances in comparison with historically and modern alterations to the buildings.