

Thursday, 16 October 2014

**Design and Access Statement
For Listed Building Consent Application,
65C Albany Street, London NW1 4BT**



Introduction:

The following is the Design and Access statement in support of the Listed Building Consent application in relation to the above-mentioned property.

Due to the poor condition of the second and third floor maisonette at 65C Albany Street, it is proposed to undertake renovation works and some small alterations in order to improve the usability of the property and achieve a contemporary standard.

It is proposed to modernise the property but generally maintaining the existing floor plan and layout as well as uses of rooms with some minor alterations in order to achieve the required improvements.

Location:

65C Albany Street is a second floor maisonette within a converted house that forms part of a Grade 2 Listed terrace that backs on to Cambridge Terrace Mews which in turn is at the rear of Cambridge Terrace in Regents Park. Albany Street was laid out in circa 1820 inside the Regent's Park Conservation Area.

Use:

The property is not currently in use and is unoccupied as a self-contained three-bedroom flat within a converted terraced house. The use will remain.

Summary Current Situation:

Currently the property at 65C Albany Street is in condition as illustrated by the images. It is in need of renovation and repair in order to make it fit for residential use. Currently, most areas, especially the bathrooms and kitchen, the plumbing have major defects, including old, out of use boilers and water tanks, and the electrical system is in need of an upgrade condition.

The following Images illustrate the current condition of the flat:



Proposed work, Design and layout:

The main points are to install new lightweight stud internal walls to create a new ensuite bathroom to the existing bedroom and a new guest WC on the second floor, and also to reorganise the existing bathroom on the third floor, and improve on the space to the landing outside bedrooms two & three.

New storage has also been created on this landing. All the above points are illustrated in the attached drawings.

As the images show, the interior of the flat retains few original features, the photos also show, the interior of the flat is somewhat dated and poorly serviced.

Appearance and Access

The general context of the area is of Regency Terraces. All proposed works are to be internal and therefore the external appearance and character will remain and access to the building or apartment and are not to be altered.

The accessibility of the property is located through a shared entrance on the ground floor leading to a shared staircase up to the property entrance on the first floor.

Scale:

The floor area of the property is not to be increased in size.