

# Ground Floor Flat – 3 Arlington Road, NW1 7ER

## Design and Access Statement

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### Design component:

- Partitioning of a bathroom to provide room for second toilet
- Replacement of degraded windows and doors in external ground floor elevation (forming part of an extension that was added to the flat in the 1980's and was done poorly at the time)
- Widening of two internal apertures and fitting of beams to create open plan in the 1980's extension area of the flat.

The external footprint of the building will remain unchanged

The building is adjacent to a modern apartment block – Mornington court, and forms the first house in a series of 15 terraced houses. Although the terrace of 15 houses is listed, the designation specifically identifies numbers 3,13,and 21 as being of no interest.

More information on the listed status can be found here, along with the statement that number 3 is not of interest.

<http://mycamden.camden.gov.uk/gdw/T/ListedBuildingDetail?Id=18&xsl=nLbDetail.xsl>

I do not consider that any aspect of these proposed works has the potential to affect the appearance of the building adversely, and I am not seeking permission to alter any of the original parts of the building which was subdivided into flats and had a lateral extension added sometime in the 80's.

I believe the historic and special architectural significance of number 3 Arlington road will be in no way compromised by this development.

### Amount – no change in floor space

The proposal is for modernisation of the ground floor residential flat. Which involves partitioning an existing bathroom to add a second toilet. The existing bathroom is disproportionately large for the size of the flat so it makes sense to partition.

### Layout

Removal of to walls in kitchen lounge area of the 1980's extension to provide open plan living.

**See attached drawings:**

- Plan and elevation prior to works.pdf
- Proposed plan and elevation.pdf
- Plan and elevation – already approved – annotated.pdf

### **Scale - unchanged**

### **Landscaping**

Not within the scope of this application, as this application relates to the internal configuration of the flat.

### **Appearance**

Externally, only the rear fenestrations are affected. The doors and window currently in situ are degraded beyond repair. They were installed in the 1980's when the extension was built and at a later point, security grill was added to the exterior which caused water to pool, and hence the sills and lower parts of the doors and windows completely rotted.

Internally, the flat has not had any work done to it since it was refurbished in the 1980's and now requires modernisation. Materials will be hardwood flooring, plaster and paint, glass, and tiles. No original cornicing remains internally, but some skirting does, and I will reinstate skirting where needed to match original skirting boards.

### **Use**

The intention of this refurbishment is so that my family and I can live there in relative comfort. As present the flat is not fit for habitation due to previous owners not maintaining.

### **Access component:**

Access arrangements during the works will not affect other users of the building.