

**Design and Access Statement**

**Address** 22c Mornington Crescent NW1 7RG

**Age of property** Circa 1821-32

**Style of property** Four-storey Victorian end of terrace residential property, built by I Bryant to the Southampton Estate. The building is a Grade II Listed 19th Century Victorian town house situated in the Conservation area of Camden Town, London.

**Works** To address the previous freeholders enforcement notice. The works include repairing of the roof and replacing the existing synthetic slates with natural slate, replacing the defective lead flashing and replacing the red ridge tiles with concrete charcoal ridge tiles. Re-instating the partition walls at 2<sup>nd</sup> floor.

**Layout Scale** The proposed internal layout will change on the 2<sup>nd</sup> floor from the existing illegal layout as shown on the plan to the original layout with an opening between the reception room and kitchen as per the plan and elevation drawing.

The scale of the works is within the parameters of the existing building.

**Access** There is currently pedestrian access through the main front entrance door. Limited street parking is available.

**Appearance** The external appearance of the building will remain as existing and in line with the Conservation team's guidance and policy.

**Type and style of proposed access arrangements** No proposed works to the existing access areas.

**Summary**

Addressing the enforcement notice foremost. Replacing the roof covering will ensure no further water damage to the internal walls and re-instatement of the original slate roof covering. Re-instating the original partition walls on the 2<sup>nd</sup> floor will bring the property back to being respectful of the original layout.

Signed

Date 01/12/2014

On behalf of

*11*  
[Redacted Signature]

.....  
Stripe Street Chartered Surveyors ( Owner application)