

Design and Access Statement
for

28 Church Row, London NW3 6UP

prepared by
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The building is positioned on the corner of Heath Street and Church Row. It is a substantial building used mainly for residential purposes when it was first built. It is located close to the public transport links : close to Hampstead northern line tube station and the bus routes of Heath Street and Hampstead High Street. The building had a number of uses over its existence from home of a Catholic school, to home of rescue women, to home of relevant women, to a builders' offices, to offices, to residential units and more recently it served as a restaurant in the basement.

In this statement we are dealing with the basement use of the building only.

The requirement is to have the basement used as a residential unit and this will be accessed through the entrance of the building rather than the external staircase.

This will provide a better and safer access to the basement. The kitchens at the rear of the property used by the restaurant will be taken away and the ducting rising from the basement outside the building on four levels to the roof at the rear, will be removed.

The partitions built for the use of the space as restaurant will be removed and new timber stud partitions will be built to divide the rooms.

The structure above will have proper supports as indicated by the engineer. The staircase wall seems to have subsided somewhat over the years.

The bay at the rear will have the openings reinstated in two of the bays to allow ventilation and light in the back room.

The vaults under the pavement will be used for the residence and the middle vault will have its floor lowered to give better headroom. As they are at the moment causing trouble with water penetration from the surface they will be made dry. The vault to the right of the building with an opening to the courtyard will be used for storage and this can have room for bicycles.

The front basement will be improved by keeping the rendering and white painted area at the same level as the adjoining properties.

The front timber sash windows will be refurbished and painted white.

The entrance and entrance hall to the building will be used as the entrance to the basement residence.



The ducting for the kitchen at the rear of the building will be removed and the rear elevation reinstated.



Features such as the rails and lights externally will be made good and decorated.



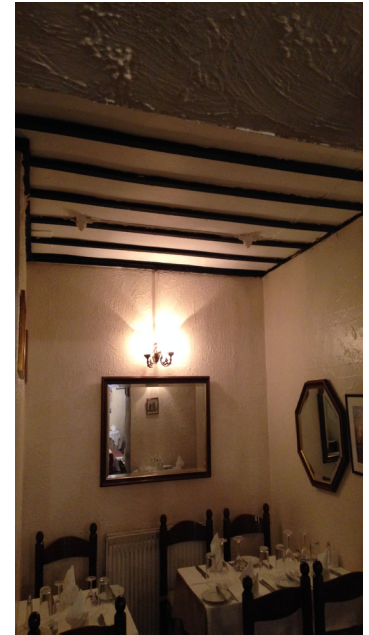
The kitchen will be removed and the bay window will have two window openings reinstated with timber sash windows built to match the original windows in the building.



The middle vault will have its floor lowered to give better headroom and be used as a study in the flat.



The ceilings in the restaurant will be reinstated to their original flat surfaces and the lighting will be suitable for the residence.



The kitchen utensils and partitions will be removed.



The external steel staircase will be removed as the entrance to the flat will be through the main entrance to the building.

