



**Design & Access Statement
Incorporating a
Heritage Statement for
minor alteration works to subdivide the
existing family bathroom**

at

**3 Norfolk Road
NW8 6AX**

6th May 2015

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Heritage Statement

1.0 Introduction

No.3 Norfolk road is a grade 2 detached early Victorian dwelling located on a corner site within the St Johns Wood Conservation area.

The building has had some external extension work carried out to the original property following planning approval for the reconstruction of a utility room with minor internal alterations in 1990. In 2001 a single storey extension was added to the South Eastern elevation following planning approval/listed building consent.



Main entrance

2.0 Design Proposal

The application relates to a subdivision of the existing generous family bathroom to form an en-suite bathroom to bedroom 2, to meet the home owners increasing needs and to acknowledge future proofing for lifetime homes.

Detailed design consideration has been given to satisfy work to a Grade 2 Listed Building within the Conservation area. However, the proposed alteration will have no impact on the physical appearance of the external of the building and subdivision has been designed and detailed to have minimum impact on the internal existing fabric or detail.



Proposed first floor plan

3.0 Conclusion

As noted within the design and heritage statement, the alteration will have minimal impact on the internal fabric and detail with no change to the external appearance of the dwelling. We therefore commend the proposal to the planning department for approval.

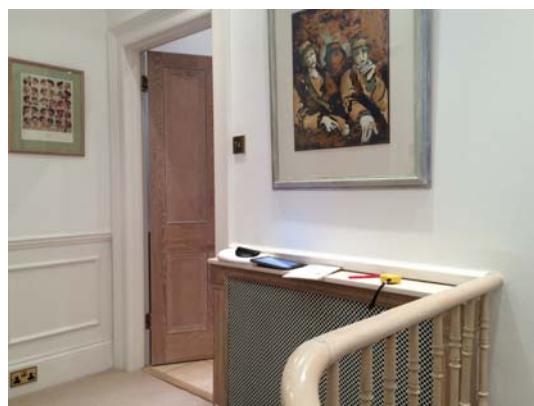
Heritage Statement

1. No.3 Norfolk Road is described in the St Johns Wood Conservation area appraisal as a picturesque, Grade II detached villa dating from 1830. Built in Gothic style and clad in stucco with slated pitched roof with projecting gable bays with centred bays windows and a twisted tudor style chimney.

Nikolaus Pevsner described this property as being in the cottage ornee tradition.

The Camden Heritage audit identifies the positive contribution the property makes to the character, appearance and street scene.

The minor alteration work proposed within this property will not have any impact on these qualities or effect the contribution No.3 Norfolk Road make to the conservation area as the proposed alteration is within the property and seeks to subdivide an established bathroom area for the beneficial use of the existing owner.



2. The alteration to the existing 1st floor bedroom layout to form a large family bathroom was carried out in 1990. In July 1990 approval was given to remove and reconstruct the utility room and undertake minor internal works.

The proposal seeks to provide a subdivision between bedroom 2 and the current generous family bathroom. This will allow a self contained convenient shower room for ageing relatives and guests of my client at 1st Floor level, where currently 1 bathroom is shared by 3 bedrooms. Such alteration work would also be seen to be future proofing in the spirit of life time homes.

3. It should be noted that within the existing and family bathroom and the footprint below, no original decorative wall or ceiling features exist. There is adequate timber flooring depth and waste/supply, hot and cold pipe work can be concealed within the floor void to service the proposal without having any detrimental effect on the original structure or construction. Furthermore the proposed en-suite footprint will be located adjacent and vertically over the existing Ground Floor cloakroom which will allow all service pipe work to be concealed.

We have had initial discussions with my clients preferred builder, who has previously carried out some very high quality kitchen and utility room plumbing along with work to the interior fabric and finishes. It was agreed that the proposal can be carried out with minimal impact to the interior of the property and disruption to my client who will remain in occupation of their house as work proceeds.

4. With regards the proposed additional door opening required for access to the truncated family bathroom, the dividing wall to the landing is non load bearing and therefore impact on this partition will also be minimal but the form of construction would match existing using brick infill to studwork and traditional plaster techniques, such as the use of horse hair to stabilize the finish and provide a level and flush surface.

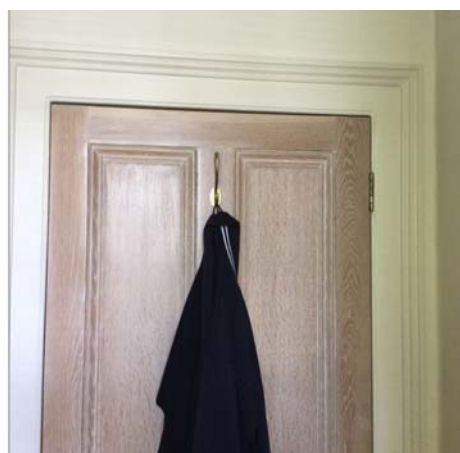
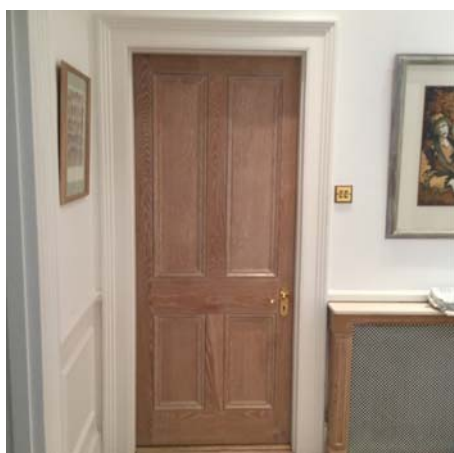
The door head height and joinery details would exactly match the existing family bathroom opening with the existing leaf relocated in the adjacent proposed new opening. The dog leg subdivided partition would be constructed in timber studwork clad with plasterboard and secured at head and cill in a form of construction that could easily be removed in the future with minimum impact to the existing structure.

The new door opening through the separating wall from bedroom 2 would be undertaken in a similar manner to that described above to the new family bathroom landing doorway.

Care would be taken to match the existing door frame details and panelled door leaf to provide access between bedroom 2 and shower room.

Finally it should be noted that the existing chimney stack within the family bathroom will be used for extract purposes to avoid any impact of the proposal on the existing visual appearance of the property.

NB: The architrave/lining to the existing bathroom door will be re-located as part of the new door opening.



5. We therefore do not believe that the proposed minor internal works or methodology will have any impact on the interior of the Grade II listed building, or any special areas of interest within the building or change to the existing visual implications on the Grade II listed property, or its context or form within the conservation area. The above proposed works have been considered following comments raised by Nick Baxter, the Conservation Officer, in his email dated 30/4/15.

We therefore commend the proposal to your department for consideration.