

**Design Statement**  
**Proposed Alterations to The Ridgemount Hotel, 65/67 Gower Street**

**1.0 Introduction**

1.1 This design statement accompanies a Listed Building Consent application for minor internal alterations to the above property, which is Grade II listed, in order to provide ensuite accommodation at No 65, similar to No. 67 carried out in 2009.

1.2 As this is a proposal for internal alterations only, aspects such as the social, economic and landscaping contexts are not relevant.

**2.0 Design Principles**

2.1 The alterations as outlined in the enclosed drawings do not include the removal of any original walls of the building. It involves removal of existing partition walls on the First, Second and Third Floors, creation of a false ceiling at first floor level to allow discharge of waste from proposed ensuite rooms.

2.2 As this building is not only Listed, but also within the Bedford Estate, we have acknowledged the sensitivity of this building and its historic importance and therefore propose to duplicate as best as possible the coving, skirtings and door frames in order to achieve design continuity throughout.

**3.0 Consultations**

3.1 We do not feel any consultation is required for this development.

**4.0 Conclusion**

4.1 In conclusion, this is a very basic Design Statement as the proposed works are purely internal alterations to an existing property and therefore the design principles we have implemented are to ensure the alterations are in keeping with the property and other similar properties in close proximity to this and also with respect to the design limitations of a Listed Building.