

Flat 33, Nigel House, Portpool Lane, London EC1N 7UR

DESIGN AND ACCESS STATEMENT

Background

Nigel House is a large six storey block of flats built approximately at the end of the nineteenth century facing into Portpool Lane. The subject flat, No. 33, is situated on the fourth and fifth floors and presently comprises entrance hall, living room, kitchen and bathroom on the lower floor and one bedroom above. The purpose of the alterations are to make minor amendments to the existing layout, make best use of the available space and bring the flat up to current central London requirements.

Amount and Scale

There is no change to the external envelope of the flat and therefore the amount of space and the scale remain existing. However, the internal amendments allow the present kitchen, which is small, to be incorporated into the ample living room area and the proposals are to convert it into a single bed bedroom.

Appearance

The present appearance of the flat including internal finishes is generally basic and straight forward and this will remain. It is intended that the internal alterations will give an open and uncomplicated feel into all areas.

Access

There is no change to the existing access which is shared with the adjoining flat from the external walkway.

R.M. Partnership