

# **NK Architectural Design Ltd**

101 Park Road, London W4 3ER

Tel: +44(0) 208 99 444 37

Mob: +44(0) 77 89 000 749

Email: [nk.architect@icloud.com](mailto:nk.architect@icloud.com)

## **Flats 2, 20 Prince Albert Road NW1 7ST** **Design and Access Statement**

---

### **The Property**

The house is a 5 storey Grade II listed building built Mid C19 as part of 3 semi-detached pairs of villas, linked by side porticos. The buildings were listed in 1974

### **Historical Details**

(<http://mycamden.camden.gov.uk/gdw/T/ListedBuildingDetail?Id=972&xsl=nLbDetail.xsl>)

**Location:** (North side) Nos.17-22 (Consecutive)

**Street:** Prince Albert Road

**Grade:** II

**Date of listing:** May 14 1974

3 semi-detached pairs of villas, linked by side porticoes. Mid C19. Stucco. Slated roofs with projecting bracketed eaves and dormers, No.22 semi-circular. Central tall slab chimney-stacks. 3 storeys, attics and semi-basements. 2 windows each. Symmetrical facades with side porticoes having half round columns carrying a modified entablature continuing across the fronts at 1st floor level; segmental-arched doorways with fanlights and panelled doors.

Architraved, segmental-headed sashes (some with margin glazing), No.22 with blind boxes.

Central ground floor windows, canted bays with modillions in friezes over. Nos 19 & 20 and 21 & 22 with plaster bas relief roundels depicting putti at 2nd floor level.

### **Proposal**

The main concept of this proposal is to create a harmonious space, with a more efficient living and storage space. The proposal focuses on mostly repairing and maintaining the original features of the property. The internal alterations are to provide better access to the amenities, allowing more light and better circulation within the property.

The property remains untouched externally; only the single glazed windows and doors opening at the front and rear of the property will be updated to double glazing (the design and material to match existing). This would increase energy saving, security and would reduce noise penetration from the main road. We originally aimed for repairing the existing windows and doors, however, after our site inspection, we noticed that all windows and doors are in desperate need of renewal, due to major rot and aging most of these windows and doors do not even open for ventilation anymore, the same applies to the front living room shutters. As we would require to replace these windows and doors with new ones we would like to install double glazed windows and doors instead, with the design and material to match existing and all details to be identical. The proposal ensures that there is no impact on the privacy or amenity of the adjoining properties

### **Layout**

The new proposal is designed to allow more daylight from the front elevation into the living room and kitchen area at ground floor level. Therefore the kitchen/ dining space in the front rooms will be opened by the dividing wall being removed. Original ceilings in this area will be reinstated.

# NK Architectural Design Ltd

101 Park Road, London W4 3ER

Tel: +44(0) 208 99 444 37

Mob: +44(0) 77 89 000 749

Email: [nk.architect@icloud.com](mailto:nk.architect@icloud.com)

## **Flats 2, 20 Prince Albert Road NW1 7ST** **Design and Access Statement**

---

Existing bathroom enclosure, built in the 1950's will be extended to allow room for a toilet. Whenever possible, the materials removed from the house will be reused in the new construction.

The walls enclosing Bedroom 01, which are assumed to be from the 1950's, will be partly removed to create storage at the entrance hallway.

New wardrobes and boiler will be installed for more storage and heat efficiency.

The ceiling hatch in bedroom 02 would be resized (with a loft ladder installed) in order to allow safe access to the existing ceiling storage area.



**Front Elevation**

### **Use:**

The residential use remains the same.

### **Appearance:**

The external layout of the site remains untouched and in keeping with the existing architecture, the new double glazed doors will match the existing material and design.

### **Access:**

# **NK Architectural Design Ltd**

101 Park Road, London W4 3ER

Tel: +44(0) 208 99 444 37

Mob: +44(0) 77 89 000 749

Email: [nk.architect@icloud.com](mailto:nk.architect@icloud.com)

## **Flats 2, 20 Prince Albert Road NW1 7ST** **Design and Access Statement**

---

The access will remain as existing.

### **Trees**

No trees are affected by the development



**Rear Elevation**

# **NK Architectural Design Ltd**

101 Park Road, London W4 3ER

Tel: +44(0) 208 99 444 37

Mob: +44(0) 77 89 000 749

Email: [nk.architect@icloud.com](mailto:nk.architect@icloud.com)

## **Flats 2, 20 Prince Albert Road NW1 7ST** **Design and Access Statement**

---



**Rear Elevation**