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Design and Access Statement, Associated with proposed works at:

4 Pond Square, London, N6 6BA

4th March 2019

Revision PL-1 10th April 2019

Revision PL-2 17th April 2019

1.0 Project:

4 Pond Square, London, N6 6BA, minor alterations to a Grade II listed cottage comprising of the following:

1. Partial infilling of one pair of recently formed French doors in order to facilitate installation of kitchen units.
2. Reconfiguration of existing kitchen units from current free-standing island to a conventional U-shaped peninsular layout.
3. Removal of 1st floor en-suite bathing area to master bedroom, including removal of free-standing bath and hand basin.
4. Reconfiguration of recently installed fitted wardrobes and shelving units to first floor master bedroom
5. Replacement of hand sink to basement WC
6. Removal of inner door to basement WC.

2.0 Previous planning submissions:

Ref - 2012/0322/L

Internal and external works in association with deepening of existing basement by 200mm, installation of replacement front basement door and new rear ground floor door, waterproofing of lower ground walls and reinforcing of beam to basement ceiling at existing dwelling house (Class C3).

Ref - 2011/1578/L

Internal and external alterations, including replacement of existing window and door at front lower ground floor level, lowering floor level at lower ground floor level through removal and replacement of floor slab, waterproofing measures to internal walls and floor to dwelling house (Class C3).

Ref - 2010/2301/L

Deepening of internal staircase between ground floor and basement level at existing dwelling house (Class C3).

2.0 Design Concept

Item 1, Partial infilling of one pair of recently formed French doors. (Drawings P568/02/101 & 120 also existing layout plans dating from 2010)

Recently completed works included the opening up of an existing mid height window in order to facilitate the installation of a pair of french doors, these doors replicate a pair of doors already installed adjacent to the existing window. The primary objective for this work was to enhance the connection of the kitchen to the outside terrace area, however this has compromised the layout of the kitchen, imposing an awkward island arrangement that in effect obstructs the route to the external terrace, whilst removing the opportunity to introduce a small dining area. The proposed alterations will comprise of the removal of the French doors and frame modifying the structural opening including reforming the brick arch to the window head to replicate the previous window arrangement with brick work to match existing. A new timber framed sash window will then be introduced that will replicate the pre 2015 configuration, comprising of single glazing with slender timber glazing bars.

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Item 1.1, Replacement of one pair of recently installed timber French doors (Drawing P568/02/120). The recently installed French doors do not align with the original consent or complement the historical building being both “oversized and chunky,” in their execution. The replacement timber French doors will replicate the original design intent, comprising of single glazed doors with slender timber glazing bars.

Item 2, Reconfiguration of existing kitchen units. (Drawing P568/02/101 and existing layout plans dating from 2010)

Recently completed works reconfigured the existing kitchen layout, changing from a conventional L shape with sink located below kitchen window to an alternate layout that comprises of a free-standing island unit running along the width of the room with a separate run of units along with hob, and oven against the party wall. This arrangement has proved to be problematic in use and restricts access to the rear terrace area, it is therefore proposed that we return the kitchen to a conventional arrangement with the kitchen units arranged in a U shape, with the kitchen sink returning to below the kitchen window. The works will require the removal of the existing kitchen units, reconfiguration of building services and the replacement of the kitchen floor finishes. On this later point the current finishes comprise of an engineered timber floor laid over the existing concrete slab, this will be replaced with a tiled finish.

Item 3, Reconfiguration of 1st floor en-suite bathing area to master bedroom. (Drawing P568/02/102 and existing layout plans dating from 2010)

Recently completed works reconfigured the existing en-suite shower room with WC located within the master bedroom to a fully open arrangement comprising of a free-standing bath and wall mounted basin within bespoke joinery units. This arrangement has proved problematic for the building owner. The works will involve the removal of the bespoke joinery units, basin and free-standing bath (including the tiled floor finish). The existing walls currently concealed behind the joinery will be exposed with existing features retained or repaired as required. There will be requirements to make adjustments to building services to facilitate this reconfiguration.

Item 4, Reconfiguration of recently installed fitted wardrobes and shelving units to first floor master bedroom. (Drawing P568/02/102 and existing layout plans dating from 2010)

In addition to the works described in item 3 it is also proposed that the extensive use of fitted bespoke joinery units to the existing walls should be removed. Currently the available area for navigating the bedroom is restricted by a plethora of built in joinery comprising of; wardrobe, wall panelling to conceal chimney breast, full height shelving units and low-level cupboards. It is simply proposed that these joinery elements are removed and the existing building fabric repaired and decorated.

Item 5, Replacement of hand sink to basement WC. (Drawing P568/02/100)

Recently renovated basement WC comprises of a contemporary wash hand basin and associated brassware. The choice of wash hand basin has proved problematic in that its size and proportion adversely restrict the movement of people into the WC, it is therefore proposed to simply replace the current basin with a more appropriately sized one, albeit in the same location.

Item 6, Removal of inner door to basement WC. (Drawing P568/02/100)

Recently renovated basement WC allows for two new doors to be hung between the WC and the dining area, the inner door has proved problematic in that it restricts peoples access to the WC, it is therefore proposed to remove the door and make good to the existing door frame.

3.0 Access

4 Pond Square is a historical building, comprising of 10 modestly sized rooms spread over 6 different levels, it is not therefore ideally arranged to facilitate access. That said certain modification have been made recently that has made the access situation considerably worse, with the introduction of fixed joinery that obstructs access into the garden, over sized baths that are difficult to enter and exit without assistance or a certain level of mobility, whilst the inclusion of an over-sized hand rinse basins and additional internal doors that limits an individual’s ability to navigate a WC. All of these items will be improved by the minor alterations being proposed as part of these works.