

ADOVA

DESIGN AND ACCESS STATEMENT

FLAT 4, 223 NORTH GOWER STREET, LONDON NW1 2NR

NON-STRUCTURAL INTERNAL ALTERATIONS



THE PROPOSAL

This application seeks listed building consent to carry out internal, non-structural works at the site including the removal of a partition wall to create a large bedroom, the relocation of the main bathroom and the creation of an ensuite wet room.

The proposed design is compatible with the local area and will not have any significant impact on the listed building as no features of any architectural or historical significance will not be affected.

THE SITE

The site in question is a duplex flat spread across the second and third floors of a terraced Georgian conversion consisting of four flats.

The building was listed on January 11, 1999 as Grade II (list entry number 1322075); the details regarding the building's listing are as follows:

TQ2982NW NORTH GOWER STREET 798-1/88/1235 (West side) 14/05/74 Nos.211-229 (Odd) and attached railings (Formerly Listed as: GOWER STREET (West side) Nos.211-229 (Odd))

GV II

Terrace of 10 houses. Early C19. Yellow stock brick with rusticated stucco ground floor and plain 1st floor band. 4 storeys and basements. 2 windows each. Round-arched doorways with fanlights (No.211 patterned) and panelled doors. No.211 with fluted 1/4 columns; Nos 213-217 and 221 with reeded surrounds; Nos 291 and 223-229 with panelled pilaster-jambs carrying cornice-heads. Gauged brick flat arches to recessed sash windows with glazing bars. Cast-iron balconies to 1st floor windows except No.211 with base of balcony only. Parapets. INTERIORS: not inspected. SUBSIDIARY FEATURES: attached cast-iron railings with acorn finials to areas.

(Source: Historic England)

IMPACT OF THE PROPOSED WORKS ON THE HERITAGE ASSET

As stated above, Historic England have confirmed the building is Grade II listed, however the interior of the building has been extensively modified and were not inspected as part of the listing. Therefore, it is clear that the significance of the listed building arises from its architectural detailing front North Gower Street and not from its interior element.

Internally, there are no traditional features present in the existing site, which means carrying out the proposed works will have no effect on the building's heritage, thereby meeting the criteria as set out in the National Planning Policy Framework and the Development Plan.



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