



**PROPOSED INTERNAL ALTERATIONS AND REFURBISHMENT OF
FIRST FLOOR FLAT
5A HAMPSTEAD HILL GARDENS NW3 2PH**

**DESIGN AND ACCESS STATEMENT
REVISED JULY 2020**

TO BE READ IN CONJUNCTION WITH DRAWING NOS. P-01A, P-05, P-06, P-07, PHOTOS I-29
ADDITIONAL INFORMATION PROVIDED ON 'STATEMENT OF SIGNIFICANCE'
AND 'HERITAGE IMPACT STATEMENT'

DESIGN

Existing

The original detached house was built in 1879 and converted into three flats in the early 1960's. The property now comprising of Ground floor flat with partial basement, First floor flat and Second floor flat.

Originally the house had a rear central staircase from the Ground floor terminating at the First floor where the large rear facing picture window is located at the First floor level. There was a separate side orientated staircase from the First Floor up to the Second floor. During the conversion the main central staircase was removed and the opening infilled and boarded over (forming the current Dining area). The side staircase still exists and was extended downward during the conversion to form the separate side external entrance for both First and Second Floor flats. At the time of the conversion a wall was constructed across the Hallway which can be seen cutting across the original ceiling cornicing to separate the side staircase from the First floor flat.

The conversion added a small Kitchen located at the front in the central narrow space above the main entrance door below. This has been created by infilling an opening to separate it from Bedroom 1. The Kitchen width and window size are restrictive, resulting in reduced depth worksurfaces. Appliances therefore project beyond the worksurface line and across the glass line of the sliding sash window.

The Bathroom is located at the rear with a separate WC.

New walls are either timber studwork with plasterboard and skim coat plaster or lightweight blockwork with sand/cement scratch coat and plaster skim finish.

Original ornate ceiling cornice exists in the Living Room, Bedroom 2, Dining Area and Side Stairwell. The Cornice has been lost in the Hall Area, Kitchen, Bedroom 1 and Bathroom.

There are non-original internal flush panel doors and square profile linings to Main Entrance, Entrance Lobby, Bathroom Lobby, WC and all Cupboards. Non original square profile lining to Bedroom 1 with original panelled door. Original panelled doors, linings and architraves to Kitchen, Living Room, Bedroom 2 and Bathroom. Some original doors and linings have previously been repositioned during conversion. All doors, linings and architraves with white painted finish.

There is gas fired central heating with standard steel panel radiators in most rooms. The pipework has been run on the surface and looks unsightly.



The electrical installation is not to current safety standards. Much of the wiring has been surface run and reliant on extension leads.

Proposed

Internal alterations and refurbishment to improve layout, improve standards and reinstate some original features.

Relocate Kitchen to rear in place of existing bathroom to form open plan adequately sized Kitchen area open to the Dining area. Existing wall dividing the Dining area and the WC to be opened full width. The ornate ceiling cornice is to be retained forming a downstand to match the existing downstand adjacent between the Dining and Hall areas.

Reposition entrance door location in non-original wall separating the dining area to the stairway. Reinstate the ornate ceiling cornice on both sides of the wall which is currently missing.

Form new Bathroom in position of the existing Kitchen. All drainage to connect into increased size internal soil vent pipe concealed within existing pipe boxing.

Form new partial height en-suite Shower Room off Bedroom I to replicate wardrobe joinery. All drainage to connect into existing soil vent pipe.

Remove all non-original doors. All existing original panelled doors, linings and architraves to be retained. Original panelled door from Bedroom I removed from non-original lining and relocated to form new Main Entrance. New lining and architraves to match original profiles. Original panelled door, lining and architraves from Bathroom relocated to new Bedroom I. The proposal means that all doors, linings and architraves visible from the central Hall / Dining area are original and matching.

New gas fired efficient central heating system installed throughout with traditional column radiators. Pipework runs to be concealed within floor/ceiling voids.

New electrical installation throughout to current standards. Cable runs to be concealed within floor/ceiling voids and routed within existing conduit routes to ceiling lights and switch positions.

ACCESS

The proposals do not change the main pedestrian access points to the premises from the outside.

The circulation and entrance to the flat is being improved by repositioning the entrance door. The existing door leads into an inner Entrance Lobby creating wasted space and poor circulation internally. The proposed new door location leads directly into the central Hall / Dining Area.