

## **Design & Access Statement**

**Flat 9A Acton Street  
London WC1X 9LX**

Submission for  
Householder Planning Application  
Listed Building Alterations



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## **1.0 Introduction**

Acton Street is located at the eastern side of Kings Cross in the Bloomsbury Conservation Area. The road is located between Grays Inn Road and Kings Cross Road, just a 5 minute walk from Kings Cross National Rail and Underground Stations. The two houses at 7 & 9 Acton Street do not match their neighbours. They are five storeys high rather than four storeys. The property at number 9 has been split into three flats. Number 9A includes the Lower Ground and Ground Floors. It has a small garden at the rear plus a rear terrace at Ground floor level.

## **2.0 The Existing Property**

Flat number 9A is entered directly off the communal entrance Hall at Ground Floor Level. One enters directly into the spacious Kitchen, which opens directly onto the Drawing Room at the front of the property on the right hand side. There are no doors between the two rooms. A staircase is located to the left when entering the property, which leads down to the Bedrooms and Bathroom. The Ground floor has an open plan layout. At the rear of the Kitchen are French doors, which provide access to an enclosed roof terrace, which has a spiral staircase leading to the garden.

The Lower Ground floor has two bedrooms to the front and one bedroom to the rear. In addition, a Bathroom is located at the rear. The rear bedroom has a glazed doorway, which leads to the garden.

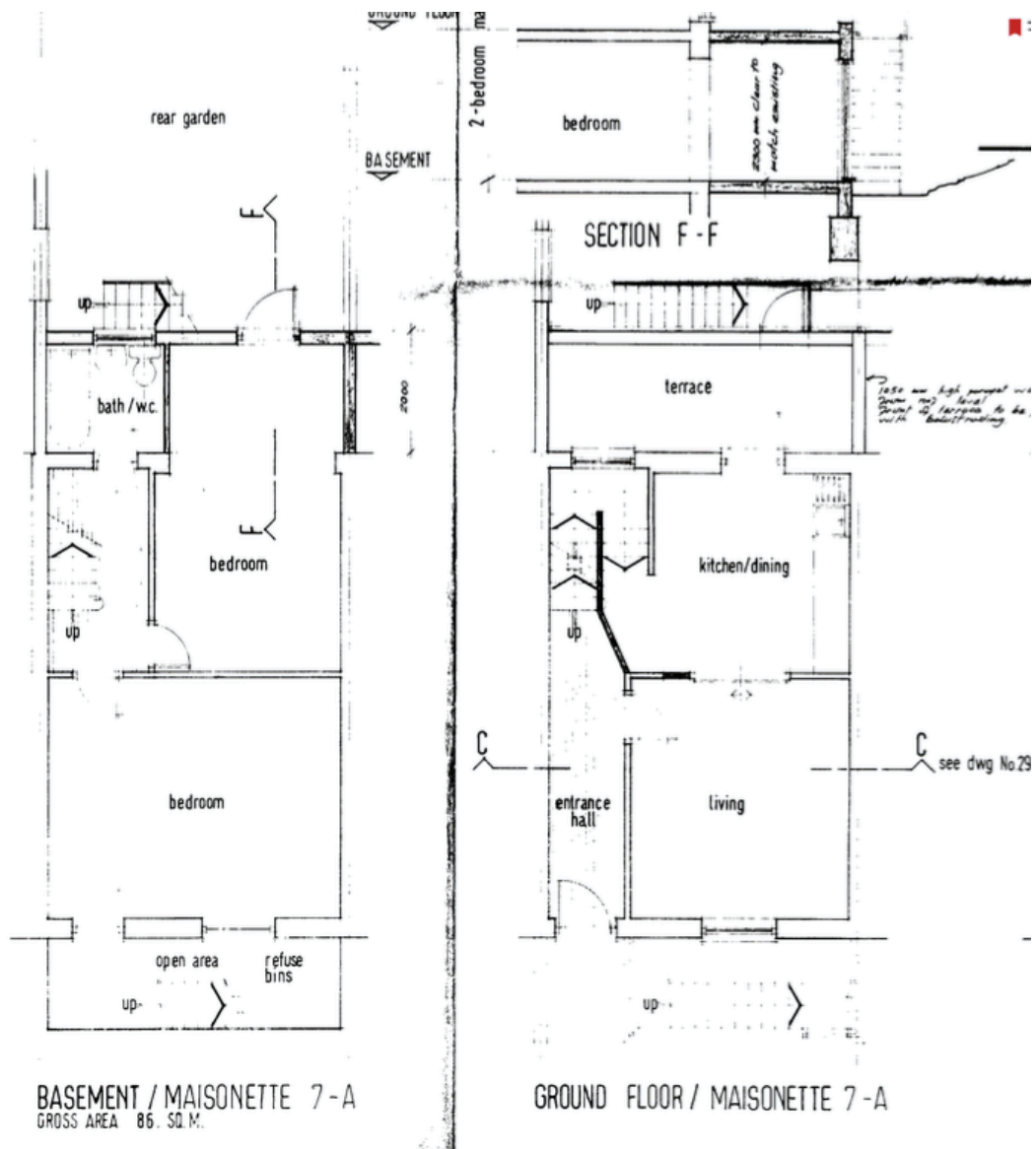
The property was converted to flats in 1983. The layout of the flat is very much 1980s in style and does not reflect the design of the Georgian building. There are no original features evident apart from window shutters to the front Drawing Room. A single storey rear extension was added as part of the 1983 conversion. This provides space for the Bathroom and enables the rear bedroom to be larger. The extension also enables the rear covered terrace which is fully enclosed on three sides and it includes a transparent roof.

### 3.0 Historical Context

Refer to separate Historical Statement document.

### 4.0 Proposed Alterations

The owner wishes to update certain aspects of the 1980s alterations of the flat to create a more usable home. We have found drawings from the conversion works at numbers 7,9 & 11 Acton Street in 1983. No plans are available for number 9 but there are plans for number 7 (which has a similar layout) as seen below.



The items of work for which we seek approval are as follows:

**GROUND FLOOR**

- a) Adjust entrance doorway so that it opens into the flat.
- b) New flooring throughout Ground Level

**LOWER GROUND FLOOR**

- c) Replace rear bedroom door.
- d) Adjust rear bedroom window to become a traditional sliding sash window.
- e) Make existing Bathroom into Ensuite with opening to Bedroom.
- f) Create new Guest WC in Lobby next to stairs.
- g) Make new door into Bedroom 1
- h) Create new Ensuite for Bedroom 2 in existing corridor.
- i) Adjust partition wall between Bedroom 2 & Study.
- j) Change front window in lightwell into a single door, in existing opening
- k) New partition wall to enclose Study.
- l) New flooring throughout.
- m) New Garden Access Stairs

## GROUND FLOOR

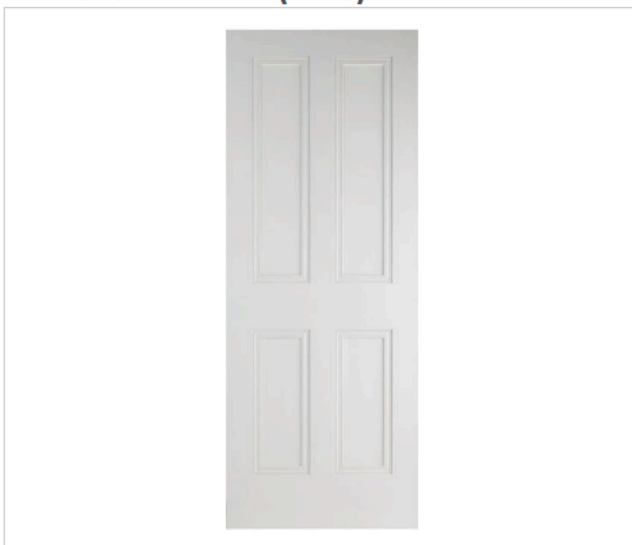
### a) Adjust entrance door so that it opens into the flat.

The existing entrance door opens out into the communal Hallway. This creates an awkward space in the hallway and difficult to manage when carrying shopping etc. If the door can open into the flat it will work better. The new door would be of traditional solid timber panelled design.



Entrance door seen to the left of the photograph.

### ISLINGTON 4-PANEL (FD30)



Internal Front Door Proposal – Fire Rated with painted finish

**b) New flooring throughout Ground Level**

The existing pine timber boarding has been located above the original flooring. The pine flooring will be replaced with new hardwood floor boarding in keeping with the property. The existing floor boarding is not original. Part of the Kitchen will have new stone style porcelain tiled flooring.



Existing Pine Flooring at Ground Floor level



## LOWER GROUND FLOOR

### c) Replace rear bedroom door.

The existing door and window to Bedroom 1 are small and don't contribute either to the character of the building or the use of the space by the occupants. It is proposed that the window and door are replaced with new traditional proportioned timber joinery. The door will be replaced with a new fully glazed single door, with glazing bars to suit the character of the original property. The rather ugly existing door is part of the 1980's extension to the property.



Rear Bedroom door to garden and adjacent window (1980's extension)

### d) Adjust rear bedroom window to become a sliding sash window.

The window will be adjusted to create a 990mm wide sliding sash window of 'Golden Section' proportions, entirely in keeping with the property.

Refer to drawing 310-202-External Window & Doors.

**e) Make existing Bathroom into Ensuite for Master Bedroom.**

The existing Bathroom will be refurbished. It is proposed that this will now become an Ensuite for Bedroom 1 by making a new opening in the 1980's partition.

**f) Create new Guest WC in Lobby next to stairs.**

The existing bathroom will become an Ensuite so a Guest toilet will be created in the redundant lobby space next to the staircase.



Existing door to Bathroom seen on the right.  
Location of proposed Guest WC.



**g) Make new door into Bedroom 1.**

The existing access corridor to Bedroom 1 will be blocked-off in these proposals. Therefore a new doorway will be required for Bedroom 1.

**h) Create new Ensuite for Bedroom 2 in existing corridor.**

In order to make the property more useable in the 21<sup>st</sup> Century it is proposed that an Ensuite is created in the existing corridor space between the front and rear bedrooms. This makes better use of space in the property. This will involve making an opening in the existing partition wall to provide access into the new Ensuite from the front bedroom.

**i) Adjust partition wall between Bedroom 2 & Study.**

The two bedrooms at the front of the property are small. It is therefore proposed to make one of the bedrooms suitable as a double or twin room. The third bedroom may then be used as a Study or single bedroom. The adjusted wall will enable the creation of storage / wardrobe space in Bedroom 2. It can be seen in the plans of 1983 that the front of the house at lower ground level was originally one room. We expect that number 9 was similar, which suggests that the partition wall was probably not original.

**j) Change front window in lightwell into a single door.**

There is currently no access to the front lightwell from the property. It is proposed to replace the window with a door so that there is a fire escape into the lightwell for Building Regulation purposes. The proposed new front door will sit into the existing width of the window opening. Refer to photographs below.

In addition, this proposal improves general access and enables the front lightwell vaults to be used as bicycle storage and then access directly into the Flat. It can be seen in the plans of 1983 that there was a door in this location at number 7. Refer to photograph of neighbouring property where a door is located in the same location. Properties 11 & 13 have doors in this location. It is most likely that this was originally a doorway.



Existing front window in lightwell – to be replaced with a door.



Door in place of window in adjacent property. Probably an original opening

**k) New partition wall to enclose Study**

The newly created Study (Bedroom 3) will have a new partition and doorway.

**l) New flooring throughout the Lower Level.**

The existing flooring will be replaced throughout. At Lower Ground level the existing tiled flooring and carpets will be changed to new finishes throughout. The Study and circulation areas will have new hardwood floor boarding to match the Ground Floor. The remaining rooms, will have new carpets or new 'stone' style porcelain tiles in Bathrooms etc.

**m) New Garden Access Stairs**

The existing spiral staircase is extremely dangerous. It is narrow and very slippery when wet. It is impossible to safely walk down to the garden if carrying something. The new staircase would be made of painted steel an a simple minimal contemporary style.



## **6.0 Summary**

Flat 9A was formed in 1983 as part of a conversion of the property into three flats. The proposed alterations will not affect the character of the original building on of the street scene. We believe that the proposed works are limited interventions, which will enhance the property and bring use of the flat into the 21<sup>st</sup> Century. Therefore we would hope that these proposals may be fully supported.