# PHILIP MICHAEL ROYS CHARTERED ARCHITECT RIBA

# 2B FALKLAND ROAD, KENTISH TOWN, LONDON NW5 2PT

# Telephone 020 7284 1907

# Email philip.roys@btinternet.com

**-------------------------------------------------------------------------------------------------------**

**Design & ACCESS STATEMENT DOCUMENT**

 **PMRCA/21BV-DsA 01 Revision 01**

**PROJECT: PROPOSED REMODELLING OF RESIDENTIAL DWELLING TO CREATE AT GROUND FLOOR NEW ACCESSIBLE WET ROOM WITH TOILET & WASHBASIN, NEW ACCESSIBLE BEDROOM ALL WITH THE SAME NEW level FLOORS. LOCATION: 21 BARTHOLOMEW VILLAS, KENTISH TOWN, LONDON NW5 2LJ.**

**DATED: 1st December 2021 SIGNED: Philip M Roys**

 **-------------------------------------------------------------------------------------------------------**DETAILS OF EXISTING PROPERTY:

The residential property is owned by the Client, Tom Sheahan & Charlotte Raven.

The property is end terrace dating from 1864.

Arranged on ground, first, second floors with an original rear two storey addition.

Front garden, wall enclosed side yard to Patshull Road and rear garden.

This Freehold is a single family dwelling.

There is a main front garden gated entrance with entrance portico / to the house together with a gated side yard with side entrance and side entrance to the rear garden.

ACCOMMODATION ADAPTIONS:

Due to the health condition of Tom’s wife Charlotte the ground floor requires adaptions to incorporate a new accessible wet room with toilet, washbasin, new accessible hallway and new accessible bedroom with all the same level floors.

In the proposal the existing washbasin, shower and toilet room shall be remodelled together with sash window removed to create a full height opening to utilise a small part of the adjoining side yard for the wet room area.

A new insulated inner lining system added to the enclosing perimeter wall.

The existing washbasin, shower and toilet room area is 2.9 sq metres.

The new wet room with opened up toilet and washbasin area is 4.4 sq metres, an increase in accommodation area of 1.5 sq metres.

A new clear double glazed lantern light provides daylight into the new opened up room on a perimeter supporting system, insulated secret gutter zinc flashed.

A new one brick thick wall shall be built using reclaimed matching yellow London stock brick, flemish bond, with brick header course and new insulated inner linng system. Above which is a new top hung opening window light with trickle vent providing daylight and natural ventilation.

New level floors to the hallway, new wet room and rear bedroom together with widened and amended door openings shall provide good accessibility.

The Patshull Road street boundary wall shall be extended in the same materials and design to provide enclosure with a new stepped back glazed lantern light over.

DESIGN INTENT:

Modern design elements of the 21st century are added to provide a glazed lantern roof for the proposed side addition wet room.