

Belcher Hall Associates

Interior Design

14.7.2022

Ref: The Black Lion, 274 Kilburn High Road, London NW6 2BY

Design and Access Statement

To be read in conjunction with drawings 242:

- 01 Site Block Plan
- 02 Basement and Ground Floor Plans as Existing
- 03 First and Second Floor Plans as Existing
- 04 First Floor Plan as Proposed
- 05 Second Floor Plan as Proposed

The Black Lion public house is situated on Kilburn High Road towards the Northern end close to the station links of Brondesbury and Kilburn.

The property dates from circa 1898 and is Grade II* Listed. The features of special historic interest are predominantly the interiors to the main bar on the ground floor consisting of deep gilded Adam style plaster friezes, ornate plasterwork ceiling with medallions and several gilded bas relief plaques by FT Callcot. There is also an extension dining room lit by three large roof lanterns again with deep Adam style friezes at their base and similar detailing to wall frieze.

This application solely relates to the upgrading and reconfiguration of the fourteen guest bedrooms situated on the First and Second Floors.

Although some original decorative elements remain; fireplaces, cornicing, picture rails and skirting, predominantly these rooms have been extensively altered over a period of time. The rooms are now in desperate need of upgrading and modernizing to make them suitable for letting purposes.

The plans have been formulated to make as few intrusions into the original layout and fabric of the building as possible whilst making the rooms suitable for guests. The number of rooms will be reduced to eleven with an additional live-in manager's suite.

The proposals include:

- Remove and or alter modern partition walls as per supporting plans
- Remove modern finishes and fittings
- Install new partitions as per supporting plans
- New fit out of bathrooms
- Alterations to internal plumbing to suit new layouts
- Alterations to internal electrics to suit new layouts
- New finishes to floors
- Faithful repairs made to original plasterwork details
- Faithful repairs to existing windows and other woodwork