

# Design and Access Statement

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### Project Address

Flat 5  
193 Sussex Gardens  
London  
W2 2RJ

### Introduction

Flat 5, 193 Sussex Gardens is a single storey flat on the top storey of 193 Sussex Gardens; part of the Grade II listed early-mid C19 terrace of 163-213 Sussex Gardens.

This application for listed building consent includes:

- Removal of the non-original partition walls between the kitchen, dining and living areas.
- Replacement of the single-glazed steel casement windows to the rear elevation with slimline double-glazed white painted timber casements.
- Replacement of the floor finish in the living/kitchen area and hallway from carpet to timber with a suitable soundproof underlay.



*View of the front elevation of Flat 5, 193  
Sussex Gardens*

## Design and Materials

The proposal is to remove the non-original partition walls between the kitchen, dining and living area, as they create a pokey internal layout. The partition walls are non-original to the building and were presumably added in the 70s. An open plan arrangement will open the space up and provide more natural light into the existing kitchen area, whilst creating a more sociable space.

The existing spotlights in the kitchen area are to be relocated to suit this proposed internal layout.

The single-glazed white painted steel windows to the rear are in a poor state. As expected, they have poor thermal performance which results in heat loss and condensation issues. It is proposed to replace these non-original steel windows with slimline double-glazed white painted timber casement with a floating mullion.

An escape route onto an external balcony which leads to a protected stairwell is accessed through these rear windows. Replacing the single pivot casements with double casements will provide a wider escape aperture and therefore safer access onto the external balcony in the event of a fire.

The rear elevation of the top floor flat is just about visible from the mews street behind 193 Sussex Gardens (Bathurst Mews). The rear windows of the property are mostly obscured from view from this position. As can be seen in the photo below, the top floor rear elevations adjacent to the properties, within the terrace of 163-213 Sussex Gardens, are much varied in scale, building materials and window materials. It is therefore considered that replacing the steel windows with white painted timber casements will not have a negative impact on the building's heritage.



*View of the rear elevation of Flat 5, 193 Sussex Gardens from Bathurst Mews*

## Access

Access will remain the same as existing.

## Refuse

Refuse collection will remain the same as existing.

## Conclusion

The modest proposal will contribute positively to the much-needed restoration of this flat, giving it a new lease of life whilst providing flexible accommodation to better suit the needs of the occupants. The impact externally will be negligible or indeed positive with the timber windows replacing the dilapidated metal windows.