

**Design and Access statement
Heriatge statement
50 Balcombe Street
London
NW1 6ND**

The existing house is a tall Georgian terraced town house grade 2 listed. It comprises several flats on various levels. This application is for listed building approval for works to the ground floor flat which extends to the lower ground floor area including the front light well and the rear garden and basement light well.

Ground floor works.

New concrete deck above light well – see detail drawing A3 - 04
Structure
Stone paving
Iron railings

New kitchen door A3 - 03

New kitchen window A3 - 08

New internal doors A3 – 01

New cornice in front sitting room to match that in the dining room. The ceiling has at some time been overboarded and has lost its cornice. See photo montage. Note the ceiling in this area is showing signs of collapse and it may well need replacement when works start subject to opening it up.

Lower ground floor works

Front light well see detail drawings

New external door A3 – 06

New internal door to lightwell see dwg A3 - 07

Lead roof to walkway over to front door

Wet room – detail of screen A3 - 09

New internal doors A3 - 01

Rear Bedroom new pair external doors - see drawing A3 - 02