

London 25/09/2023

DESIGN STATEMENT**Project Address: Flat 13, Craig's Court, 25 Whitehall, London SW1A 2BS****Listed Entry Number: 1066104****Date first listed: 21-Aug-1975**

This application is to obtain permission from the local authority for the renovations to an existing flat in 25 Whitehall, London SW1A 2BS. The building is grade II listed, within the City of Westminster (London Borough). This document is to be read in conjunction with the set of plans accompanying this submission.

The proposed intervention to Flat 13 within the building in question, consists of renovating the existing central bathroom, relocating its access door, replacement of the aluminium secondary glazing and repair the existing windows that are currently in poor condition. Below, please find in further detail the specifications for each.

The central bathroom of the flat is currently accessed from the room next to it, making it a private ensuite. We believe that, for better circulation and functionality of the spaces, the bathroom is better accessed from the existing hallway, thus the existing position of the vanity unit needs to be replaced. This is why we propose the demolition of the existing door and its replacement on the western side of the bathroom, as shown in plans. This way, guests can access the bathroom from the hallway, independently from any other room.

In this case, to improve the condition of the flat, we propose replacing the existing door with a new pine 6-panelled door and moulded timber architrave to match the existing.

To improve the performance and the condition of the flat, we propose to replace the existing aluminium secondary glazing with new aluminium secondary glazing. N.B. the glazing bars and meeting rails would align with those of the existing sash windows' glazing bars meeting rails. Currently, most of them are in old condition and some are damaged.

Lastly, we propose repairing windows 1 and 7 (as shown in plans) that are currently in poor but repairable condition and require sanding and repainting.

The proposed intervention is to be carried out preserving historic fabric, while providing better building performance and space quality to its current and future occupants.

Kind regards,

Nicola

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