

DESIGN AND ACCESS STATEMENT**Address: Flat 2 46 Wimpole Street, London, W1G 8SD****Ref 23/05923/FULL**

The project at Flat 2 46 Wimpole Street is the proposed refurbishment and reconfiguration of a two-bedroom apartment. The proposed refurbishment would convert the apartment to a two-bedroom, two-bathroom apartment with open plan living dining and kitchen.

The apartment is accessed off a central communal staircase and there is no lift in the building. The access to the apartment will remain the same.

We can find no record of when the building was converted from a single dwelling to separate apartments. Whenever this conversion was done, all the internal cornicing, architraves, doors, skirting and fireplaces were removed. There are no original internal architectural features in the apartment as far as we can tell. The current layout of the apartment does not work well as there is only one bathroom serving the whole apartment which is accessed off the main living space. The existing kitchen is very small and has no access to natural daylight. The existing kitchen, bathroom sanitaryware and tiled finishes are all modern and generally in need of upgrading/replacing. The existing oak flooring in the apartment is not original and has risen in some places creating a very uneven floor surface in every room and would appear to have no acoustic insulation.

The existing windows are single glazed timber sash windows with paint finish externally and internally. All the existing windows are in very bad condition. The timber is rotting in places and due to expansion and movement over time the windows do not form an efficient seal and have gaps. The thermal and acoustic properties of the windows is very poor.

The only proposed alterations that will affect the exterior of the building is the proposed replacement of the windows with like for like timber sash windows with slimline double-glazed units, to improve the overall energy efficiency of the apartment and improve acoustic insulation. The finish on these windows will be white paint finish. Details showing the appearance and manufactures construction details have been provided separately with the planning submission drawings.

The proposed new layout of the apartment will create a more efficient plan and a better layout more suitable for modern family living. In the proposed scheme the living area and kitchen will be reconfigured to an open plan layout with a new ensuite bathroom to the master bedroom and separate family shower room accessed off the hallway.

The proposed scheme will include some demolition of non-structural partitions and partial demolition of a load bearing wall between the existing kitchen, bathroom and living area.

The existing floor finishes will be removed, and the floor will be levelled with a new acoustic floor build up. A new engineered timber floor finish is proposed for the main living areas and bedrooms. The bathrooms will have a porcelain tile finish to the floors, and this will sit on an acoustic flooring system.

The hot water and heating to the apartment is currently supplied from a communal system. There will be no change this. The current radiators will be replaced with more efficient modern radiators.