

Design and Access and Heritage Statement

PROPOSAL:

SITE: Flat 51, Meadway Court, Meadway, London, NW11 6PN.

Use: The property is a detached 1 bedroom flat that forms part of a block of four flats accessed from a central hallway, staircase and landing on the first floor. Flat 51 is located on the first floor to the right and is occupied by elderly users.

Proposed works: It is proposed to remove the existing bath and replace this with a level access shower tray and associated shower unit and screens. Additional tiling to the shower area to protect the walls and fitting Altro flooring to waterproof the existing floor.

Reason for Proposed Works: The occupant of flat 51 is elderly and has various ailments. In removing the bath and altering the door it will make access into the room overall an easier prospect. Access to the bath at present is a cumbersome task due to the applicants' current needs, in removing the bath and replacing this with a level access shower it will make access and manoeuvring within the room far more safe and manageable.

Heritage Statement:

Meadway Court is a two-storey building with dormers within the roof space, dating from about 1910, originally designed to contain 53 units of residential accommodation. The building is located off of Meadway, close to Temple Fortune town centre and the entire block is arranged in a horseshoe (The subject property is located near the entrance of this) with shared gardens surrounding the buildings. The building is a Grade II Listed Building and located in the Hampstead Garden Suburb Conservation Area.

Hampstead Garden Suburb is one of the best examples of town planning and domestic architecture on a large neighbourhood or community scale which Britain has produced in the last century. The value of the Suburb has been recognised by its inclusion in the Greater London Development Plan, and subsequently in the Unitary Development Plan, as an 'Area of Special Character of Metropolitan Importance'. The Secretary of State for the Environment endorsed the importance of the Suburb by approving an Article 4 Direction covering the whole area. The Borough of Barnet designated the Suburb as a Conservation Area in 1968 and continues to bring forward measures which seek to preserve or enhance the character or appearance of the Conservation Area. The ethos of the original founder was maintained in that the whole area was designed as a complete composition. The Garden City concept was in this matter continued and the architects endeavoured to fulfil the criteria of using the best of architectural design and materials of that time. This point is emphasised by the various style of building, both houses and flats, in this part of the Suburb which is a 'who's who' of the best architects of the period and consequently, a history of domestic architecture of the period of 1900 - 1939. The choice of individual design elements was carefully made, reflecting the architectural period of the building. Each property was designed as a complete composition and design elements, such as windows, were selected appropriate to the property. The Hampstead Garden Suburb, throughout, has continuity in design of doors and windows with strong linking features, giving the development an architectural form and harmony. It is considered that a disruption of this harmony would be clearly detrimental to the special character and appearance of the Conservation Area. The front of the properties being considered of equal importance as the rear elevation, by the original architects, forms an integral part of the whole concept.