



BB
PARTNERSHIP
CHARTERED ARCHITECTS



DESIGN and ACCESS STATEMENT and HERITAGE STATEMENT
Retrospective application for the Internal alterations to the first floor of
27 Norfolk Road, NW8 6UA

09.02.24

INTRODUCTION

This is a retrospective application for Listed Building Consent for the internal modification involving the relocation of an ensuite washroom on the first floor of 27 Norfolk Road, NW8 6UA.

This statement is to be read in conjunction with the following:

- The previous listed building (15/118849/LBC) and planning (15/11848/FULL) consent FOR INFORMATION ONLY.
- Proposed, demolition and existing drawings form part of this application (prepared by BB Partnership).
- Heritage report (assessment of significant only, prepared by Heritage Collective)

THE EXISTING

The application site is located on a street consisting of large detached and semi-detached residential properties. The house is a Grade II listed building and is located on the corner junction of Norfolk Road and Woronzow Road within the St. Johns Wood Conservation Area. The property is also within the land owned by the Eyre Estate.

The house was built in the late 18th century and was first listed as a Grade II listed building in February 1970.

The building footprint has undergone considerable change over the years from what appears to be the depiction of the house from 1871/80, through 1953/54 to the footprint of the permission granted in 2016 (15/11/118849/LBC & 15/11/11848/FULL).

Please refer to the heritage report (prepared by Heritage Collective) for full assessment of the heritage significance of the listed asset.

PREVIOUS APPROVAL (PLANNING & LISTED BUILDING)

The previous listed building (15/11/118849/LBC) and planning consent (15/11848/FULL) comprised of a single-storey side extension, the conversion of the previous garage into habitable space and internal alterations with general refurbishment throughout.

THE PROPOSAL

The works carried out were internal alternations to the first floor and no works were carried out to the external fabric of the building.

The existing ensuite enclosure within bedroom one was removed to allow for a new ensuite enclosure to be formed on the other side of the room. The fittings and finishes were also removed from the ensuite, and the space was redecorated to match the finishes of bedroom one.

A new partition has been constructed to form the footprint of the new ensuite and is accessed via a new timber internal door with painted timber architraves. The room was redecorated so that the surfaces are moisture resistant on the ensuite side. The ensuite was fitted with new sanitary fittings connected to the

existing drainage system. Again, the extent of the decoration is only internal so will not detract from the historical character of the heritage asset.

HERITAGE IMPACT ASSESSMENT

The works carried out to the listed building cause no loss of historical fabric.

The garage forming part of the previous approval was a modern addition, depicted on a drainage drawing dated 31st October 1983 was a modern addition post first listing. The extent of the works is limited to the late 20th century addition (garage) which is of no historical value.

The removal of the modern internal partitions and fittings within the first floor ensuite do not harm the historical asset and the reconfiguration of the accommodation is neutral to the significance of the listed building.

No exterior alterations were carried out to the listed building.

The works carried out have no impact on the historical plan form the building.

APPENDIX – PHOTOS OF 27 NORFOLK ROAD PRIOR TO WORKS

Front Elevation – Prior to works



First Floor Bedroom – Prior to works



First Floor Ensuite – Prior to works

