

Third and Fourth Floor Flat, 69 Kensington Gardens Square, London, W2 4DG

Design & Access Statement



Fig. 1: Existing Condition - 3rd Floor

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1.0 Introduction

This Design and Access Statement has been prepared in support of a Listed Building Application for the internal refurbishment of the existing two storey flat at the third and fourth floors of 69 Kensington Gardens Square, London, W2 4DG.

It has been prepared in accordance with standard guidance and should provide sufficient detail to understand the potential impact of the proposal on the heritage asset's significance.

2.0 Design

2.1 Use - the property is currently in private residential use. The use will not change

2.2 Amount - the Gross Internal Floor Area (GIFA) is 113m². The area will not change.

2.3 Layout - the third floor is currently an open plan kitchen and living area. A small study room and separate guest WC will be introduced and the open plan area will be reduced accordingly.

- the fourth floor is currently laid out as three bedrooms with a shared bathroom. One bedroom will be removed to form a master bedroom with an en-suite bathroom; the other bedroom and bathroom will remain as existing.

2.4 Scale - the proposed works will all take place within the existing envelope. There will therefore not be any changes to the existing scale of the property.

2.5 Appearance - the existing property is in poor decorative order; fixtures and fittings are aged and of poor quality. The proposed works will upgrade the overall appearance to current contemporary standards; appliances and sanitaryware will also be fully upgraded.

3.0 Access

The flat is currently accessed via the common parts historic stair flights and corridors. As such there is no existing wheelchair access and it will not be possible to alter this situation.

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