**Design and Access Statement**

Flat G, 10 Regent’s Park Road, NW1 7TX

The purpose of the Heritage Statement is to outline the proposed renovations of Flat G, 10 Regent’s Park Road.

Please refer to the *Heritage Statement* for details on the historical significance of the building. Given the Grade II status, every effort will be made to renovate the remaining original items in the flat and any modernizations will be done in keeping with the mid-century aesthetic.

*Renovation*: Original windows, including balcony doors

*Location*: Throughout

*Details*: The original metal-framed windows are badly in need of attention: the paint is flaking and missing in some parts, leaving the underlying metal exposed to the elements. The glazing compound/putty is also missing in a lot of places making the glass unstable and allowing drafts to come through. All the windows will be restored before any further damage can be done, which includes powder coating in white.

*Renovation*: Secondary glazing

*Location*: Throughout

*Details*: The current secondary glazing in the living room and dining room has been badly installed, is in poor condition, and does not serve its intended purpose to act as a layer of insulation during cold and windy weather. The new secondary glazing will follow the same footprint of the existing windows/doors (and current secondary glazing) and will also be added to the bedroom window in order to make the flat warmer and more energy efficient.

*Renovation*: Flooring

*Location*: Throughout

*Details*: Most of the thermoplastic tiles are original, sadly they are not in a state to be preserved.  The kitchen and WC have linoleum that has been glued directly on the tiles, the bathroom tiles have extensive water damage, there is a section of tiles that runs along the south side of the flat (approximately 1.5 meters in width) that does not match the rest of the tiles and appears to be a later addition, there is a section of exposed concrete directly in front of the balcony doors, and in general there are badly damaged tiles throughout the rest of the space. The renovation will see removal of the tiles and screed. Electric underfloor heating will be installed; this will replace the 3 (non-working) electric radiators located in the living room, dining room, and bedroom in order to bring heat to the entirety of the flat. The floor will be covered in sustainable vinyl. The installation in the bathroom will replace/mimic the current coving.

*Renovation*: Veneered cupboards

*Location*: Throughout

*Details*: All of the original veneered cupboards will remain in place. Some of the sliding doors have small areas where the veneer has chipped away; these will be restored.

*Renovation*: Rewiring

*Location*: Throughout

*Details*: Rewire throughout the flat in order to bring it in line with current regulations.

*Renovation*: Bathtub

*Location*: Bathroom

*Details*: Reglaze the existing bathtub, repair corrosion around the drain, and replace the fittings.

*Renovation*: Bathroom sink

*Location*: Bathroom

*Details*: Replace existing sink with an 800mm x 270mm vanity unit with stone basin and mixed tap to sit on the wall parallel to the bathtub. Please see *FLAT G PROPOSED FLOOR PLAN* for the change in location from the original sink.

*Renovation*: Sink and toilet

*Location*: WC

*Details*: Install a new sink with a mixed tap and a new toilet.

*Renovation*: Water heater

*Location*: WC

*Details*: Remove the existing water heater that is mounted within the wall and brick up the wall. The current water heater does not provide enough water and pressure for normal household uses. A new energy-efficient electric water heater will be installed.

*Renovation*: Lower kitchen cabinets

*Location*: Kitchen

*Details*: Remove the lower cabinets on both sides of the galley kitchen, along with the sink and appliances. These will be replaced with simple white plywood cabinets and a white Corian work top with integrated sink. The gas cooker and stove will be replaced by an induction cooktop and electric stove. The new appliances will all be integrated under the work top.