

Heritage Statement

For
Flat A
134 Abbey Road
London
NW6 4SN

The building is a late Victoria structure, originally a single house, but now divided into a number of flats. The building is a solid structure constructed in bricks and stuccoed over on all three sides. It forms a semi-detached property with the house numbered 132 Abbey Road.

Flat A is the Lower Ground Floor occupying the entire area of the lower ground floor of 134 Abbey Road. The gardens of both houses (132 and 134 Abbey Road) may be used by all occupiers of the flats of the houses. Flat A faces the garden and access to it is through its front door facing the side of the house. There is no direct access to the garden, currently, from the living room.

The requirement is to provide access to the garden from the living room and the kitchen. This may be achieved by lowering the sills to the windows of the living and kitchen and install doors as shown on the drawings. The doors will be made of SW timber as the current windows and painted white gloss to match the existing. The doors will also have double glazed units to conform with the current regulations to save energy. The walls will be made good to with even surfaces and painted white.

The garden retaining wall is leaning towards the passage and is in danger of collapsing at some time in the future. The requirement is to rebuild the wall exactly as it is now with stronger retaining wall to avoid future problems and paint it brilliant white to match the existing. The steps to the side of the building will be part of the retaining wall and new steps will be built as shown on the drawings opposite the living room doors. The materials to be used for the steps will be reconstituted stone bedded on cement mortar.