

Design & Access Statement

Re: Flat 1, 55 Fitzjohns Avenue, Hampstead, London, NW3 6PH

Intro:

- It must be noted that no changes are being made to the external part of the property.
- All changes are internal only. It has all been designed to ensure the property is on much better state of repair.
- In keeping with most basement flats in building such as this 1880's building, the internal decorations were sparse as they were originally used as servant's quarters.
- All design templates have been submitted including: location map, elevations (existing and proposed). Layout (existing and proposed), engineers diagrams with materials to be used, a few pictures.
- Also, please note that works have already started on the property. It was not in my lease and I was not aware that the building was listed. As soon as a neighbour informed me that it was, I notified the listed building department and explained the situation. The woman that I spoke to was Victoria Fowler.

Rationale for decoration of flat:

- Residential flat for residential use only. This fits in with the building use.
- Flat was in poor condition; walls were in poor condition. Joinery was in very poor condition. Previous tenants had put up fake woodwork that was not well made and didn't look good at all. This was all cupboards and fake cornicing and skirting boards. All flooring was in an awful state. Very cheap wood had been used to replicate antique flooring. It caused splinters.
- Bathrooms and kitchen in desperate need of modernisation
- Redecoration is mandatory in the lease for the flat and to be completed every three years. It was obvious the flat needed a complete overhaul.
- Bathroom entry not fit for purpose. Far too narrow and dangerous.
- Damp on some of the walls. Which have now been treated.

Consultants & Permissions:

- All other freeholders have been informed of works and have agreed to all specified works
- Managing agent has been informed and agreed.
- Freeholders have had an independent survey of property and approved works. This was carried out by Brooke Vincent & Partners
- Structural Engineer has been to property to evaluate; BCS Consulting.
- Interior Designer to ensure layout and proposed designs are of benefit to property. Ensure correct lighting and good standard.

Design Rationale:

- To increase natural light into the property (both living room and master bedroom); it was a dark and cold flat. Looking to brighten the property up.
- Seek to make the bathroom access safe and fit for proper use. The bathroom access was far too narrow and not fit for proper use previously. Opening up the doorway and installing a wider lintel will ensure that access to bathroom is easier.
- New stud wall creates far better support for the ceiling than previous design. This will be a load-bearing wall.
- Would also like to remove the fireplace in living room as it is thought this is not original.

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Scope of Works – 55 Fitzjohns Avenue

1. Removals and Rubbish

- Kitchen floor and cupboards to be removed.
- Take down partition wall in living room and bedroom as per engineer instruction
- Remove all shower room fixtures and fittings after capped off by plumber
- Strip off all floor and walls tiles
- Remove all bathroom fittings
- Remove flooring in hall and living room
- Remove all skirting boards and covings
- Remove existing wardrobes in the bedroom.
- Leave all original wood – Main bedroom panelling by window and second bedroom.
- Leave fireplace in Living room
- Clear all debris from site.

2. New Walls

- Make new stud wall as per engineer drawing and plaster.
- Widen doorframe in en suite bathroom and plaster.

3. Shower room & Bathroom

- Fix new level marine ply floor
- Install BAL water proof tanking to floor and walls by shower
- Tile floor and full walls
- Install new toilets, bath & shower units

4. Electrics

- Rewire as per drawing with new consumer unit
- Electrical test certificate to be presented on completion

5. Decoration

- Make good/re-plaster to walls where skirting and covings removed
- Fix new skirting boards and covings.
- All walls ceilings and woodwork to be fully sanded all cracks filled and re-sanded before painting
- All walls to be painted with one undercoat white emulsion and 2/3 coats emulsion colour to be advised by client
- All woodwork to be undercoated and painted with two coats white eggshell

6. Flooring

- Lay engineered wood floor on underlay in hall and living room
- carpet the bedroom

7. Joinery

- Build new cabinet in the living room as per plan
- Build new cabinet second bedroom
- Build wardrobes in bedroom
- Cupboard in Bathroom.

8. Clear all rubbish from site

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