

Flat 16
Gilbey House
38-46 Jamestown Road
London NW1 7BY

DESIGN AND ACCESS STATEMENT



In support of listed building application for:

Internal alteration with removal of modern stud walls and installation of new walls for minor modifications to internal layout

July 2014

INTRODUCTION

Cassidy Hughes Design Ltd has prepared this statement in support of the application for listed building consent in relation to Flat 16, Gilbey House, 38-46 Jamestown Road, London, NW1 7BY

This document has to be read in association with the Heritage Statement and the drawings included as part of the application.

SITE INFORMATION

- Gilbey House received a grade II listing in 1981 (English Heritage list entry number 1113236), and is within the Regent's Canal Conservation Area. The impacts of the proposed works on the historical character of the building are dealt with in a separate Planning and Listed Building statement.

- The building was originally a factory/warehouse, and converted into 76 residential flats in 1994 (Application reference PL/9300586/R1). The communal access to the flat was planned in accordance with the building regulations of the time.

- This application proposes the limited remodelling of flat 46 situated on the fourth floor of Gilbey House. The proposed works comprise the removal of some non-original partitions, installation of new partitions, new wall and floor finishes and new fittings. Kitchen and bathrooms will be retained in existing positions but refurbished with new finishes and fittings.

- The works are similar in nature to a previous Listed Building Consent for the flat 66 in the same building ref 2012/0587/L granted on 16 March 2012 and of the flat 46 ref 2013/6562/L granted on 16 October 2013

EXISTING

The object of the application is the flat n. 16 at second floor of Gilbey House. It is comprised of n.2 bathroom, n.2 bedrooms, a hallway and a living room with a semi-open kitchen adjacent.

The flat was created in the mid-nineties conversion that divided the open floor plates into flats.

The external walls are the original red brick walls of the building with internally modern lining and insulation but the interior of the flat does not present original features. All interior finishes are contemporary.

The internal partitions are of modern plasterboard construction. The floor finishes are modern carpet in the hall, living rooms and rooms and modern vinyl floors in the bathrooms and kitchen. Kitchen and bathrooms have all modern fittings and partially tiled walls.

The doors, architraves, cornices and skirting are not original. In the bedrooms there are some modern built-in wardrobes. Bathroom and kitchen are with modern fittings and modern cabinets.

Lighting is a mix of wall lights and down lights in suspended plasterboard ceiling. The heating is provided with electrical modern convectors.

PROPOSED WORK

The current application seeks to slightly modify the internal modern partitions of flat 16 to provide a more suitable layout for the couple that has been living in the flat for several years. The rooms location in the flat will not be modified but slightly rearranging layout and entrances we seek to provide more storage and an open living room- kitchen arrangement.

The proposed works involve general refurbishment and refitting of kitchen and bathrooms all installed within the original space when the building was converted into flats in the nineties. None of the works affect the original fabric or any structure of the building. There are no proposed works to the exterior of the building and all windows are retained as existing. The modern tiles, vinyl and carpet will be changed. More fitted storage space and a new fitted kitchen kitchen open to the living room will be provided.

Services will only be modified where required by the new layout. Appropriate ventilation for bathroom will be provided and appropriate extraction for the kitchen. New electrical heaters will be provided and lighting layout will be modified to provide adequate illumination to the spaces.

PROPOSED MATERIAL

Walls: The existing internal walls are studwork partition. We will match existing

Doors: Existing doors are modern veneer timber doors. The doors will be replaced with veneer and painted doors

Ceiling: Existing ceilings are modern plasterboard with recessed down lights. The ceiling will be made good where necessary and lighting layout modified to suite modifications in walls layout.

No modifications are proposed on the exterior walls or to the windows.

ROOM BY ROOM PROPOSED WORK

Hall/Entrance:

- Rearrangement of entrances to room 2, living area and family bathroom to provide a straight corridor to the end. This will involve minor rearrangements of modern studwork partitions.
- Modern floor finishes replaced
- General redecoration of walls and ceiling and made good where required
- Entrance door to flat retained
- New Joinery doors to existing storages and to new created storage
- Entrance to master bedroom moved to allow sliding door to incorporate part of the corridor into the livingroom

Bedroom 2:

- Minor alterations of modern studwork partition between the room and the corridor and entrance door relocated. Wall between bedroom 2 and bathroom moved to enclose the size of the bedroom
- Existing modern built-in removed
- New built in wardrobe and library-desk area proposed
- Modern floor finishes replaced
- General redecoration of walls and ceiling and made good where required
- Modern internal door replaced and fitted in new position
- Access to family bathroom closed

Master Bedroom:

- Entrance to master bathroom moved. New door provided in new position
- Existing modern built in reduced in size and doors redecorated
- Modern floor finishes replaced
- General redecoration of walls and ceiling and made good where required
- Non-original cornice removed
- Modern plasterboard partition between bedroom and ensuite bathroom moved to align with new entrance to bedroom. Door to ensuite bathroom to be relocated into new partition

Ensuite Master Bathroom:

- Modern floor finishes replaced
- General redecoration of walls and ceiling and made good where required
- Partition wall on the north side moved to align with new master bedroom entrance.
- Entrance relocated on new north partition. New door provided
- Tiles on the walls to be removed, wall to be made good and new wall finishes applied in some areas
- New bathroom internal layout
- Modern fittings replaced including alteration of services

Family Bathroom:

- Minor alterations of modern studwork partition between the bathroom and the corridor to align with main corridor wall and wall between bedroom and bathroom moved. Entrance door relocated
- Modern floor finishes replaced
- General redecoration of walls and ceiling and made good where required
- Door to the bedroom 2 removed and opening closed
- Door to corridor relocated. Existing door replaced
- Tiles on the walls to be removed, wall to be made good and new wall finishes applied in some areas
- New bathroom internal layout
- Modern fittings replaced including alteration of services
- New built in storage provided
- Washing machine relocated in new storage cabinet

Kitchen

- Modern partitions on north and east side to be removed
- Door to be removed
- New partition wall between kitchen and corridor. Door relocated on this new partition
- New internal kitchen layout
- Modern fittings and appliances replaced including alteration of services
New kitchen cabinets
- Modern floor finishes replaced
- General redecoration of walls and ceiling and made good where required

Living room

- Door to be repositioned on new partition with the corridor
- Modern floor finishes replaced
- General redecoration of walls and ceiling
- Non-original cornices removed
- New bespoke joinery with integrated sound system on end wall of the living area

ACCESS

Access within the flat

The proposal will not affect pedestrian or vehicular access to the site. The refurbishment includes some minor adjustments to internal door locations, and the replacement of existing door leafs but accessibility within the flat will not be affected.

CONCLUSION

Overall it is considered that the proposed works will provide a significant enhancement to the bedrooms accommodation and will give the owners a more modern and suitable layout. It will not affect the fabric of the original building and the alterations only relate to the modern interior parts of the building installed in the conversion of the building in the mid-nineties. The proposal will have no adverse impact on the Historical Character of the Building.