

Flat 15 B Rowley Way Document 04 **Heritage statement** including reference to Design and Access
Listed building consent application

Design and Access Statement

There are no changes to the access to the flat which remains as originally designed. The Design is described below

Statement of Significance

Designed in 1968 and built between 1972 and 1978 by the London Borough of Camden Architects Department, Alexandra Road Estate is one of the most ambitious examples of the innovative new social housing emerging from the Department at this time, and of new housing in Britain. Its architect was Neave Brown.

The street is the dominant element in the design and seen as a modern translation of the traditional London Street, where the sum of the whole exceeds the individual parts in creating a meaningful urban space. All dwellings are entered directly from the streets, which are freed of traffic by the parking garage provided at low level. At Alexandra Road, Rowley Way can be seen as one of the most successful examples of the segregation of traffic and the pedestrian, and it remains a successful social space. No changes are proposed to the exterior.

INTERIOR

The internal layout is innovative in its spare use of materials, and in particular the use of sliding full height partitions. Our proposal is to restore the interior where the othe fabric survices and enhance the interior which has been degraded over the years

We make comments, below, on how we comply with the *Alexandra Road Management Guidelines 2nd edition* published by Camden and English Heritage 2006:-

B Guidelines for Managing Change

Paragraph reference and text		Response for 15B
2.09	Change to internal spaces and elements: general	By removing a plasterboard partition, our proposal restores the main living/dining space back to the original layout
2.09.1	The layout of the flats, the design of certain details and fittings and the simple aesthetic of the interiors are important elements of the special architectural and historic interest of Alexandra Road Estate.	The kitchen cabinets and counter will be replaced with a new fittings more in keeping than the existing. The original concrete counter, tiles and cupboards have all been removed some time in the past.
2.09.2	Specific elements of particular significance include: sliding partitions, kitchen worktops, stairs balustrades, and windows and doors. Other elements are of less significance and some have little or no significance.	All the remaining sliding partitions, stair balustrades will be refurbished and retained. Non-original cornices will be removed. Brass ironmongery will be replaced with aluminium or brushed stainless steel of a sympathetic design
2.09.3	When substantial change is considered for the interiors of the flats, suitably qualified and experienced professionals should prepare proposals. When change is being implemented, properly skilled builders and crafts persons should undertake it	The changes are not substantial. The applicant is a qualified architect and has worked on listed buildings in the past. We will use suitably qualified builders.
2.010	Wall screens and partitions	

Flat 15 B Rowley Way Document 04 **Heritage statement** including reference to Design and Access
Listed building consent application

2.010.1	<p>Description</p> <p>The interiors of the flats at Alexandra Road were designed to have a degree of flexibility, and some of the room divisions are created by sliding screens. The party walls between flats are concrete and the internal walls are constructed of block work with a plaster skim coat. The sliding screens are made of plywood on a softwood frame.</p>	<p>We are not proposing any structural change to the original layout. The sliding screens between the two single bedrooms is no longer in existence. The sliding screens that used to be at the entrance to the bedrooms will be put back in position. As we describe in the photographs, the sliding doors were re-positioned to divide up the lower entrance hall.</p>
2.010.2	<p>Conservation objectives</p> <p>To retain the existing layout of flats where intact, and to preserve the sliding screens as an integral feature of the special architectural and historic interest of the listed building. The position of original walls and partitions should not be altered, no new openings should be made and existing openings</p>	<p>By removing the crude plasterboard partition to the living room and restoring the sliding doors, we are conserving the design. We are also reinstating the lower ground floor layout by repositioning the sliding doors to their original position. The bathroom sliding door will also be reinstated.</p>
2.010.3	<p>The sliding screens can be repaired if necessary using plywood of an appropriate thickness and high quality softwood, and repairs can be carried out by any skilled carpenter or joiner.</p>	<p>This advice will be followed.</p>
2.011	<p>Timber stairs</p>	
2.011.1	<p>Description</p> <p>Original stained timber staircases linking different levels within flats.</p>	<p>The original stairs is in good condition, and not painted.</p>
2.011.2	<p>Conservation objectives</p> <p>To retain the position, materials and appearance of the stairs. In particular, the balustrades of the stairs should not be altered without justification. The timber staircases must be retained, or if deemed necessary, replaced on a like-for-like basis. A stained or polished finish is acceptable, but a painted finish is not.</p>	<p>The original stairs is in good condition, and maintenance work will be carried out as described in the management handbook.</p>
2.011.3	<p>Acceptable change</p> <p>Should a staircase require major repairs these should be carried out in high quality British Columbian Pine/Douglas Fir to match the existing, and finished as described above. Panels between balustrades can be replaced with 13mm birch faced Plywood.</p>	<p>Not required</p>
2.011.4	<p>Maintenance</p> <p>The stairs can be lightly sanded and re-stained or polished if required. Alexandra Road</p>	<p>This is likely to be required.</p>

Flat 15 B Rowley Way Document 04 **Heritage statement** including reference to Design and Access
Listed building consent application

We have consulted the Alexandra Road Estate Management Guidelines 2nd Edition January 2006 Revision No. 1 Page 64 of 64

We comment against the tables contained within the *Alexandra Road Management Guidelines 2nd edition* as follows:-

Works that do not require Listed Building Consent	
Text from 1.07.7 Table A of	Comment on the proposed works
Internal painting of any originally painted surfaces	Internal painting and removal of wood chip paper, and removal of curved cornices (seen in photos)
Painting of internal sliding screens and fixed cupboard doors	Yes
Replacement or modifications to Kitchen cupboards	Yes
Replacement of ceramic tiles to kitchen worktop	These have already removed, probably some time ago, possibly even before listing. We will replace the existing with a simple neutral worksurface.
Replacement of wall tiles	Already removed
Replacement of floor tiles	Already removed
Fitting additional shelves to cupboards	We will retain the original small amount remaining in the downstairs master bedroom cupboard and, supplement with new
Fitting replacement internal door ironmongery or locks	The existing internal ironmongery is all brass effect, and needs to be replaced
Replacement light fittings	Yes
Replacement bathroom sanitary ware	The original fittings have already been replaced. We will maintain the original doors and door locations, along with the sliding screen between the wc and bathroom area
Fitting and replacement of carpets	Yes, vinyl or rubber flooring throughout
Trellis work fixed	Not applicable

1.07.8 Table B

Text from 1.07.8 Table B Works that require Listed Building Consent, but for which Listed Building Consent is unlikely to be granted	
Changes to any timber staircase other than those described in the Guidelines	No changes to be made, they have not been painted. Refurbishment will be as guidelines
Changes to the layout of the interiors other than those described in the Guidelines	<ul style="list-style-type: none"> • Removal of non-original partition from living room. • Restoration of sliding doors to bedroom entrance
Removal of sliding screens or fixed cupboard	<ul style="list-style-type: none"> • All the sliding screens that remain

Flat 15 B Rowley Way Document 04 **Heritage statement** including reference to Design and Access
Listed building consent application

doors	will be restored. All original remaining cupboards to be repaired and restored. This includes the lower ground floor bedroom cupboards which have survived
Exterior decoration in un-approved colours	Not applicable
Installation of uPVC windows	Not applicable
The use of leaded-light glazing tape or other simulated glazing patterns to the windows.	Not applicable
External installation of private satellite dishes and other antennas.	Not applicable