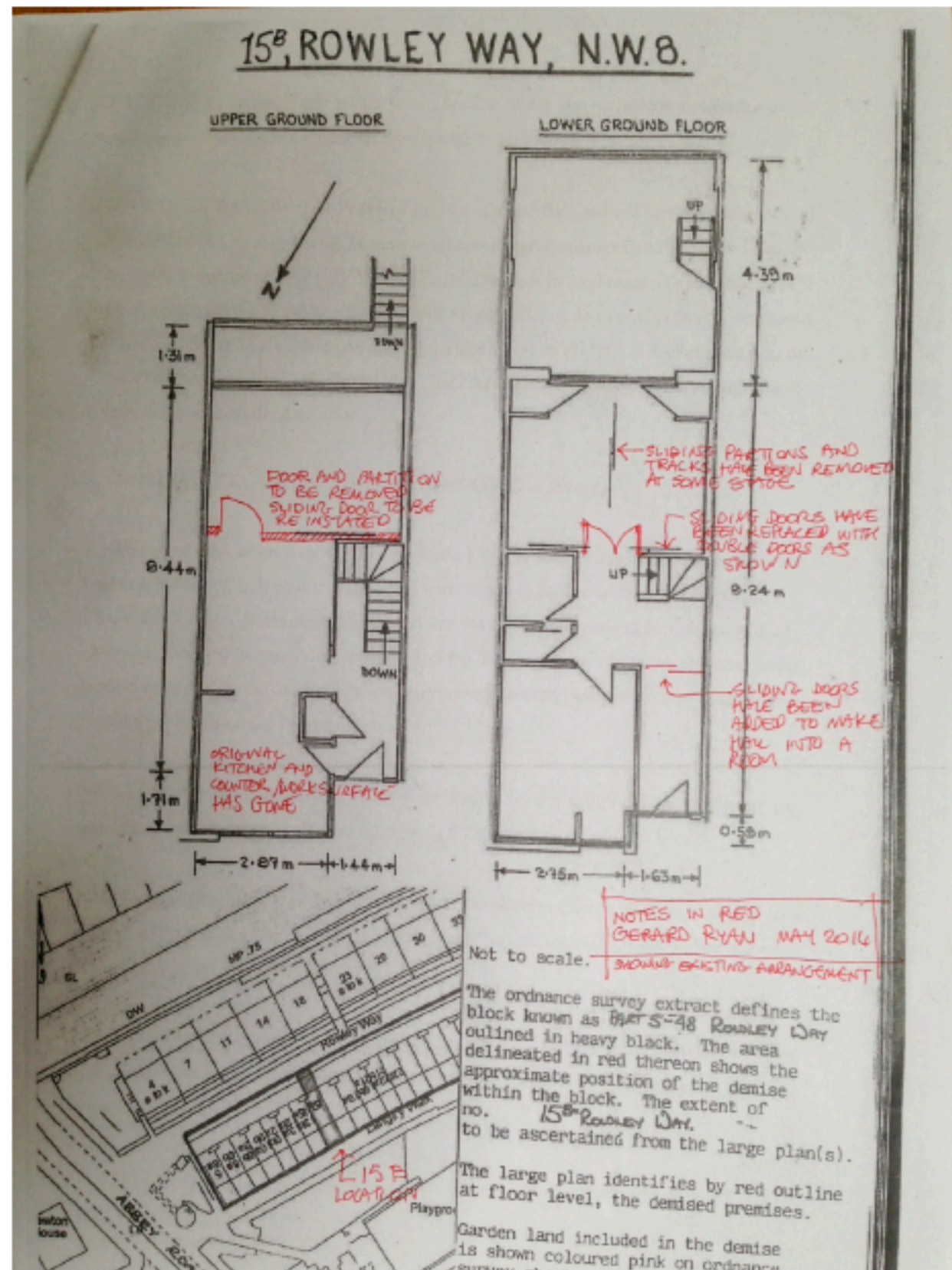


Flat 15 B Rowley Way Document 3 Description and photographs showing parts of the building affected

Listed building consent

The purpose of this application is to obtain permission to

- A) Remove a plasterboard partition (shown hatched in red on the above plan) which has been inserted across the living/dining room.
- B) Permission to relocate sliding doors from the lower entrance hall, and reposition them to their original location where they have been replaced with two single doors.
- C) Record the existing state of the flat.



Document sent to Camden planning May 2014

Flat 15 B is located on the south side of Rowley Way close to the junction with Abbey Road

Please see separate documents showing
Document 2A original plans,
Document 2B existing (current) plans
Document 2C proposed plans

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SECTION A

Removal of partition from the living/dining room and re-instatement of original sliding doors.

A solid partition – with single leaf door - has been inserted across the living/dining room to separate the dining area from the living area. We propose to remove this partition and door to restore the room to its original state.



view from kitchen (north side of room) towards plasterboard partition and single leaf door



View from the south side of the partition, showing the original sliding doors parked on the left hand side

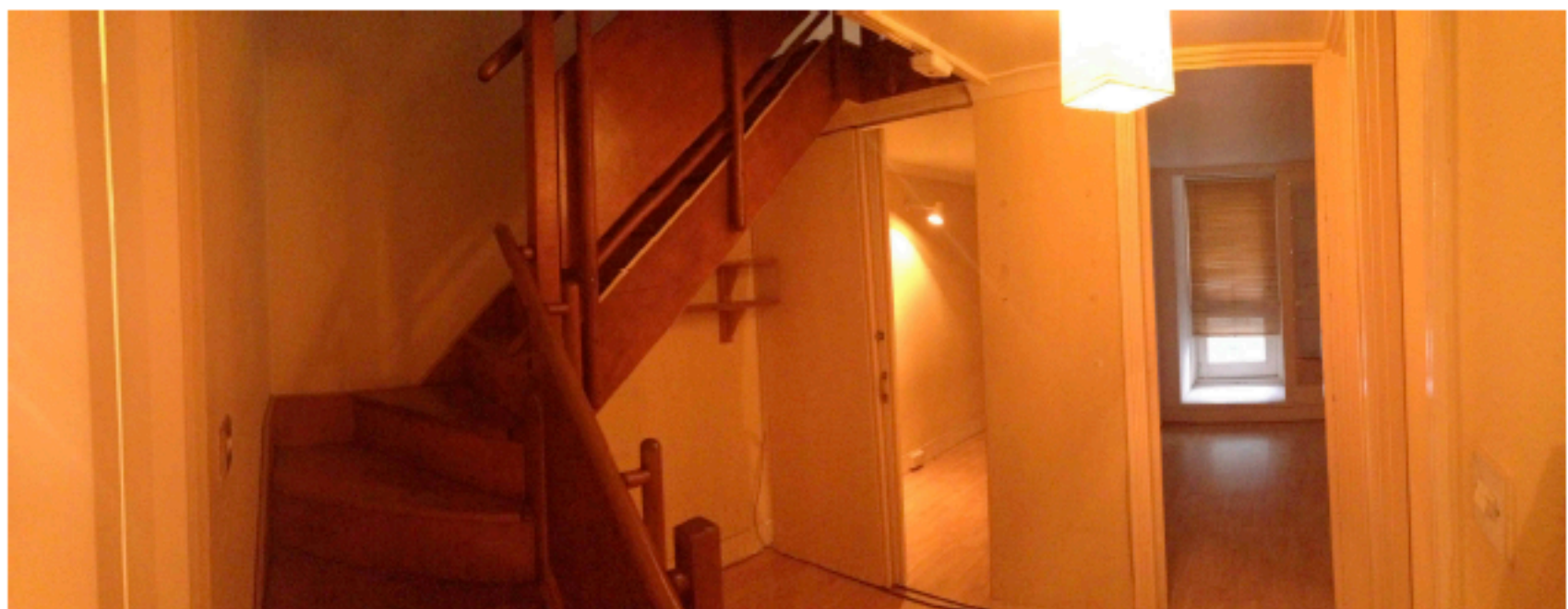
Fortunately the existing sliding doors are still in position, on the south side of the inserted partition. The ceiling track and part of the floor track remain intact. The doors and track will be re-furbished.



Close up of intact sliding doors with inserted partition behind

SECTION B

Proposed re-positioning of sliding doors to their original location in the lower entrance hall



Sliding doors close of the lower entrance corridor from the lower hall. Door to bedroom is on the right

The lower entrance hall has been cut in two by the insertion of sliding doors, placed across the hall corridor to form a storeroom. These sliding doors and track appear to have been

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relocated from the other side of the hall where they originally would have closed off the two single bedrooms.

We propose to re-furbish the sliding doors and return them to their original location separating the bedroom space from the hall.



View south from lower hallway towards what had originally been two separate bedrooms

A sliding screen (shown on the original lease plan 2A) separated the two single bedrooms from each other. This dividing screen, along with the floor track and ceiling track have been removed at some time in the past.



The original sliding doors have been removed and replaced with two conventional door

The sliding doors were replaced with these inward opening hinged doors into what is now a single room. We believe that the sliding doors were relocated to the other side of the hall to form the storeroom shown in document 2C (the doors can be seen here in the distance, under the stairs). We intend to remove the hinged doors and return the sliding doors to their correct location.

Section C

FABRIC OF THE REST OF THE FLAT – Description of lost elements.

The flat retains many original features that are in need of refurbishment. However we are also taking this opportunity to record the general state of the flat and note where original fabric has been removed

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C.01 UPPER LEVEL ENTRANCE HALL

The entrance stairs are intact, and unpainted. However there is no sliding door separating the hall from the living room (location shown on plan Document 2A and in photo below). We have been told by a long time resident (Elizabeth Knowles) that to her knowledge these were perhaps never installed.



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C.02 KITCHEN

The original kitchen worktop, sink, shelving and cupboards have all been removed and replaced with a design unsympathetic to the original.



Previous leaseholders have removed the original concrete tiled work surface and have installed a new worktop to accommodate electrical appliances underneath. (The photograph above was taken in January 2014 while the flat was still occupied)

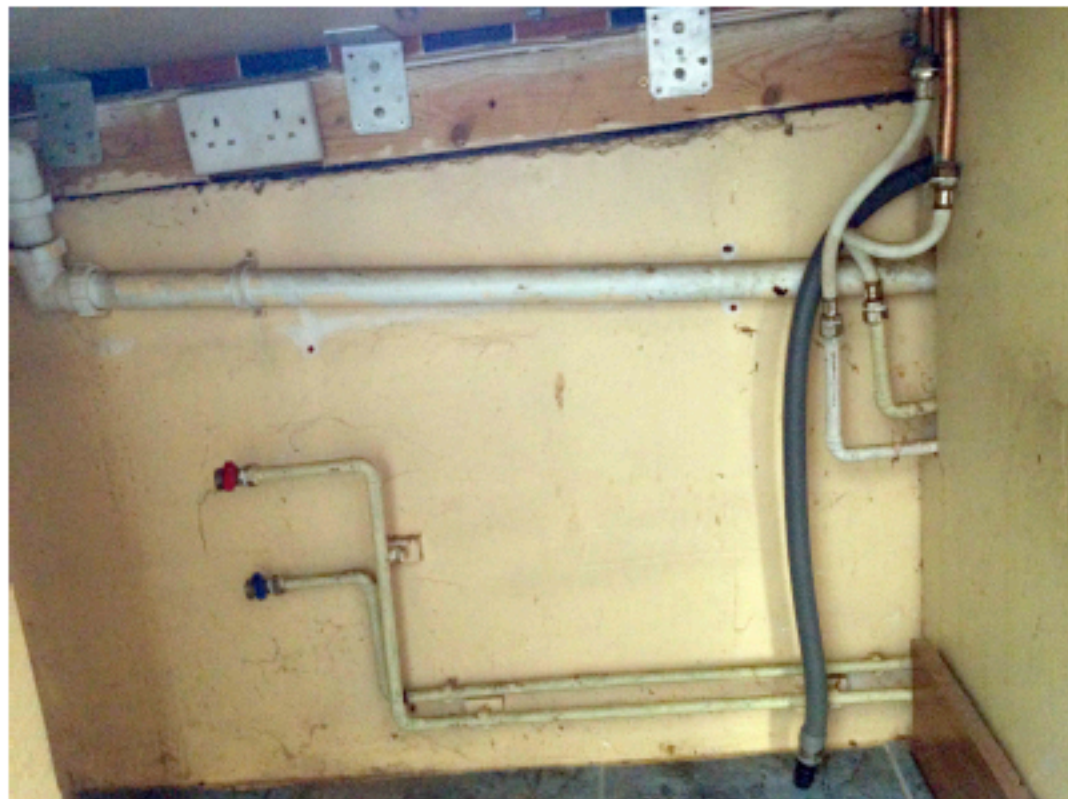


View of kitchen with appliances removed May 2014



View under corner counter by small kitchen entrance door,

This shows wall tiles (not original) coming down to the level of where the top of the concrete counter would have finished.



View under counter to left of cabinet seen in photographs above.

A timber patten has been inserted into the groove left by the removal of the original concrete counter along the line of original worktop recess

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View underneath counter to right of cabinet

We will replace the worktop and cupboards with simpler, more appropriate fittings. (See Document 4 "Heritage statement...." extracts from the Maintenance Handbook)

English Heritage has reported that Neave Browne commented on similar kitchens at the Dunboyne Estate that "....whilst these (kitchen units) were the best he could do with the budget at the time they are not in themselves sufficiently significant to be beyond change."

C.03 Kitchen Flooring

A ceramic tiled floor has been laid onto the concrete floor. No evidence of original vinyl tiles. The ceramic tiles will be removed.



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C.04 LIVING DINING

The raised floor adjacent to the window is currently encased in a timber effect plastic floor. This will be removed and if we find the original timber boarded surface intact underneath, we will restore it.



Raised service area in front of balcony sliding door.

C.05 EXTERNAL BALCONY

The windows need to be re-decorated externally, and we will follow the specification contained in the Management Agreement.

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C,06 FRONT BEDROOM (north bedroom)

The double bedroom has remained pretty much intact, except that one of the sliding doors to the cupboard is warped and twisted. The cupboard contains a hot water tank. We will refurbish the doors, replacing the twisted door with a replica. Internal shelving survives and will be refurbished.



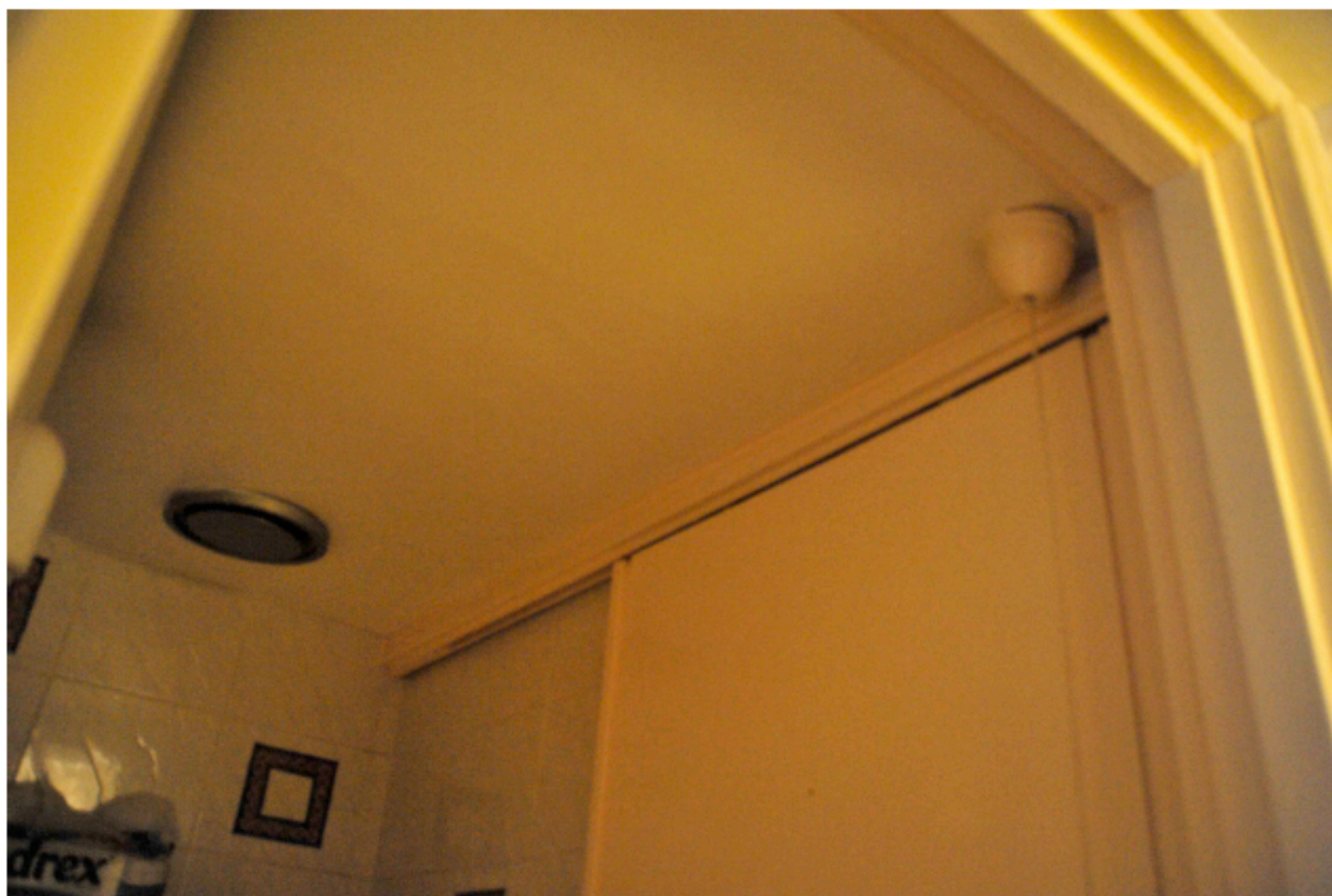
Twisted sliding door is binding and will be repaired or replaced to match. Mirrors to be removed.

C.07 BATHROOM

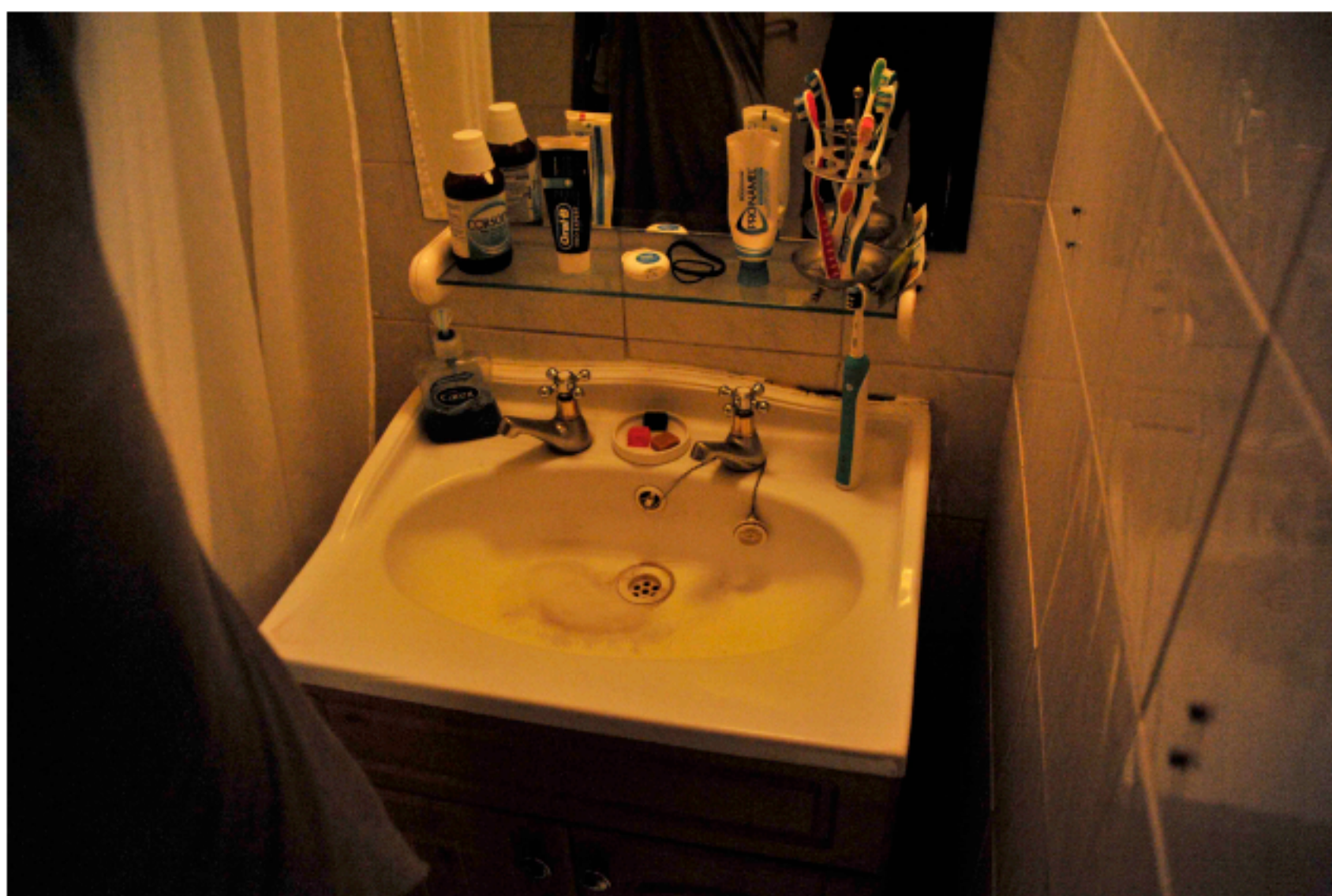
The sliding door between the WC and bathroom still exists, although screwed shut for many years. We will re-furbish the door and track to working order. Previous occupants have already replaced the fittings and due to their age and condition we will replace them, while retaining the existing walls and sliding door.

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Sliding door between WC and bathroom will be re-instated



The non-original fittings (grp) will be replaced

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C.08 PROPOSED ANCILLARY WORKS

We intend to remove the wood chip wallpaper and non-original cornicing which runs throughout.

All the brass ironmongery will be replaced with a more sympathetic suite, appropriate to the original design.

We intend to lay muted tone neutral coloured linoleum or rubber sheeting throughout. This is to be more in keeping than a carpet, which is permitted by the Management Guidelines.

Please see attached document 4, Heritage Statement which records the consideration we have given to compliance.