



Branch Hill Estate

Spedan Close Type 4P

Design & Access Statement

Jan 2016

Levitt Bernstein

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01

Introduction



Image reference:
01 North / south route through the estate

Introduction

This Design and Access statement has been produced by Levitt Bernstein, on behalf of Camden Council, as part of a Listed Building Consent application for the six four person Council leased dwellings at Spedan Close.

Better Homes

Of the 42 dwellings on the estate, 28 of them are still owned and leased by Camden Council. As part of the council's programme of 'Better Homes' improvements, which apply to every council owned and rented property, the council are preparing a programme of works for the estate. In order to meet the 'Better Homes' standard the majority of dwellings on the estate are to have, where necessary, the refurbishment and alterations to kitchens and bathrooms, and general re-wiring.

Not all properties require the same level of refurbishment to meet the 'Better Homes' standards and each property has previously been surveyed by Savilles to assess the necessary upgrades required for each dwelling. A table of the affected dwellings and the necessary works is included later in this document.

A Grade II Listed Estate

The listing of the estate covers all external and internal features and whilst the external condition of the estate has been thoroughly documented and relatively unchanged over the years, the internal layout and fittings have little remaining evidence of their original state and are in varying states of condition. Over the years many of the properties have been altered by the tenants and Camden Council, either where original features have failed or due to the desire to install modern appliances.

The following drawings and photos have been pieced together to provide as complete an image of the original design intent as possible to allow the proposed works to be sensitive to the listing.

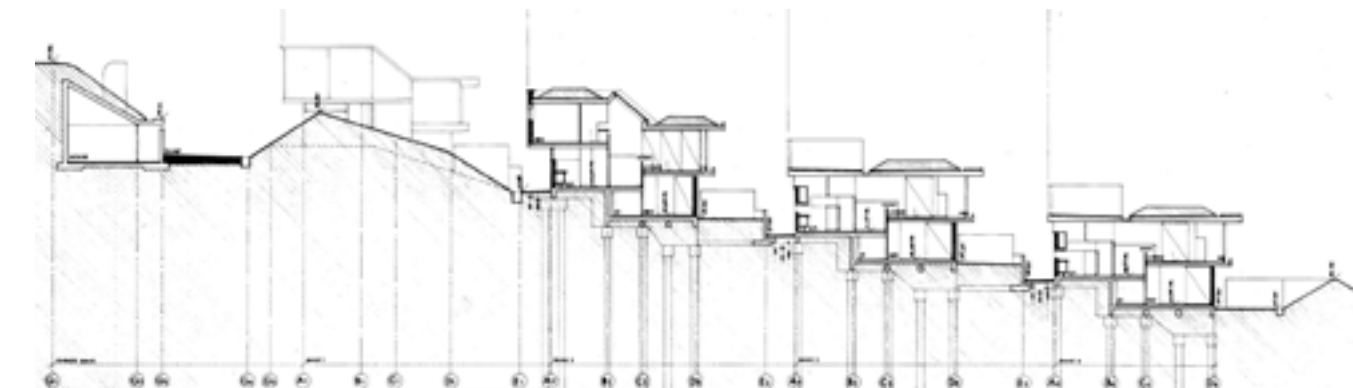
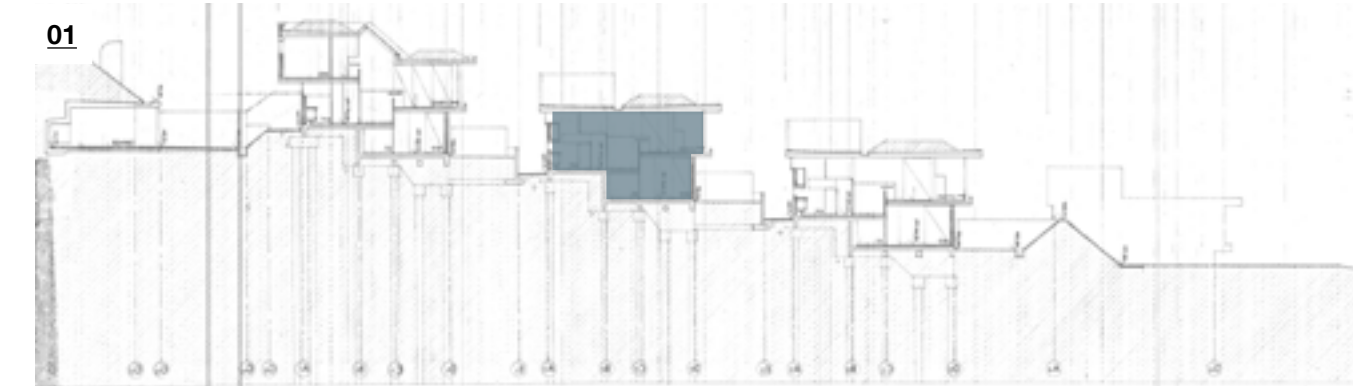
The Three Types

The dwellings on the estate are split into three types depending on the number of inhabitants; four person, five person and six person. The layouts of the four and five person dwellings are almost identical with the main difference being that the second living room in the four person dwelling is designated a bedroom in the five person layout. The six person dwelling has more significant differences with an additional floor that houses two bedrooms and a bathroom. These dwellings are also arranged at the top of the site and therefore have unobstructed windows to the north and south allowing them significantly more natural light than the other dwelling types.

Application Structure

The applications for these works have been split into three separate documents for the three dwelling types. Each application contains a heritage statement, details the original characteristics of the type and describes the design approach. Each individual dwelling's current condition is then recorded along with a specific proposed schedule of works as an appendix to the application for the type.

02



- Key:
- 01 Cross section
 - 02 Location plan
 - Flat Type Location
 - Flats not subject to application

Spedan Close

The quality and importance of the estate has been widely recognised both in England and abroad. It is a powerful icon of the optimism and idealism that underpinned post-war public sector architecture.

Statement of Significance

The dwellings at Spedan Close form a residential estate of 42 semi-detached dwellings in Camden, NW3. The estate was built between 1974-76 and Grade II listed in 2010.

Camden Council bought the Edwardian mansion Branch Hill Lodge and its grounds in 1965, allocating the grounds for social housing and converting the mansion into housing for the elderly. In 1970 the council commissioned Gordon Benson and Alan Forsyth, of London Borough of Camden Architects Department, for the design of the estate. The architects were heavily influenced by their time working with Neave Brown for Camden Council and the design is reminiscent of a number of post-war modernist housing estates built by Camden Council and overseen by borough architect Sydney Cook; for example Alexandra Road Estate.

One of the key influences on the massing of the estate was the existence of a restrictive covenant that stipulated that any new development must be no more than two storeys in height and must be semi-detached. Conscious of this restriction, and with a desire to maintain the existing trees on the site, the architects utilised the sloping site and designed a series of stepped and overlapping dwellings that achieved the density of a high rise development. In order to achieve the semi-detached constraint the estate is intersected by a grid of narrow brick paved passageways that define

the ground floor plan of the dwellings and provide additional space and light for the tenants. The estate has a mix of 4-, 5- and 6 person dwellings and is designed to the Parker Morris standards for space and storage.

Externally the materials are restricted to expressed, textured grey concrete frame and slab edges with smooth rendered walls and dark stained timber windows and doors. The bold modernist aesthetic typical of Camden Council is softened by the stepped garden terraces and brick paved passageways.

Internally the dwellings feature open flowing spaces, bespoke fitted furniture and a restrained palette of materials. The openness of the space is achieved through the use of sliding partitions and mezzanine levels with large South West facing windows flooding the dwellings with light. The number of bespoke elements is unusual in authority-built housing, and the level of ambition has led to some long-term issues.

The 4P Type

The four person properties are all identical in layout although each is a mirror image of its neighbour. The dwellings are paired between the external access routes that run from north to south.

Type Description

The dwelling is a two storey arrangement, as per the covenant, with the top floor a split level rising to a mezzanine. There is access from the living room, via a bridge that crosses the public footpaths below, to an external terrace above their neighbour to the south.

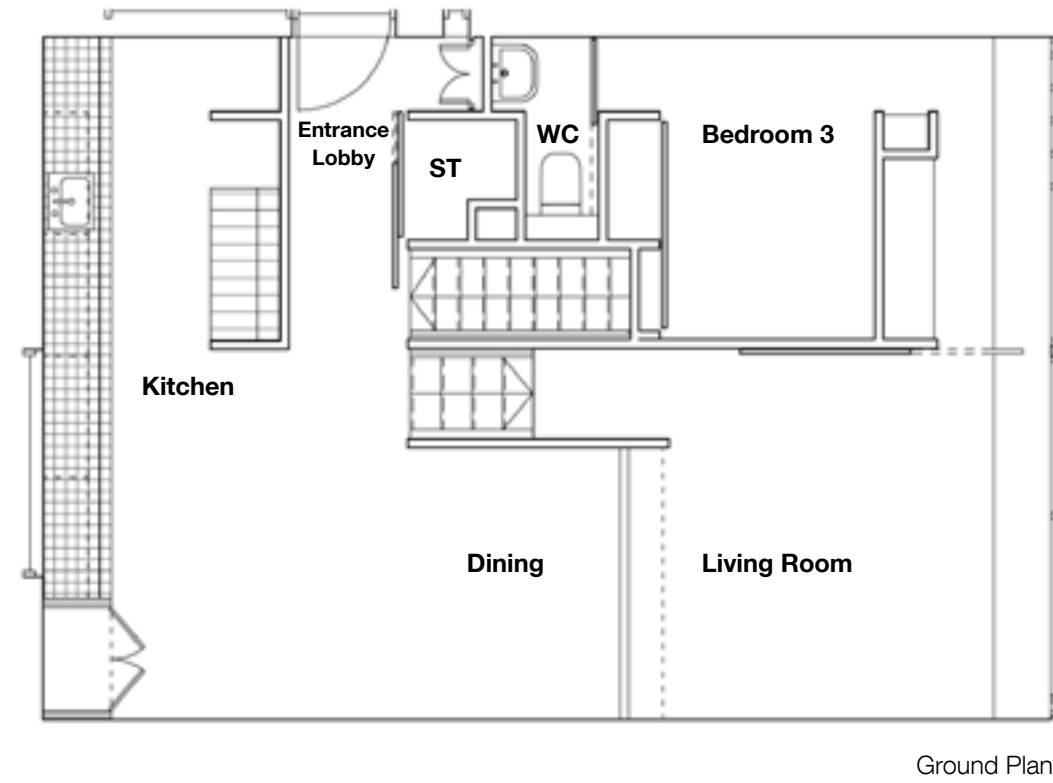
Entering the dwelling from the north/south street, arrival is into the kitchen and mid-level which also houses the dining room and some storage. Taking the stair up, the mezzanine level houses the living room and main bedroom with a small WC attached. The living room opens out to the bridge leading to the main external space for the dwelling, hosted on the roof of the adjacent dwelling. The remaining bedrooms and the family bathroom are located on the lowest level which also opens out onto a small enclosed courtyard.

Features

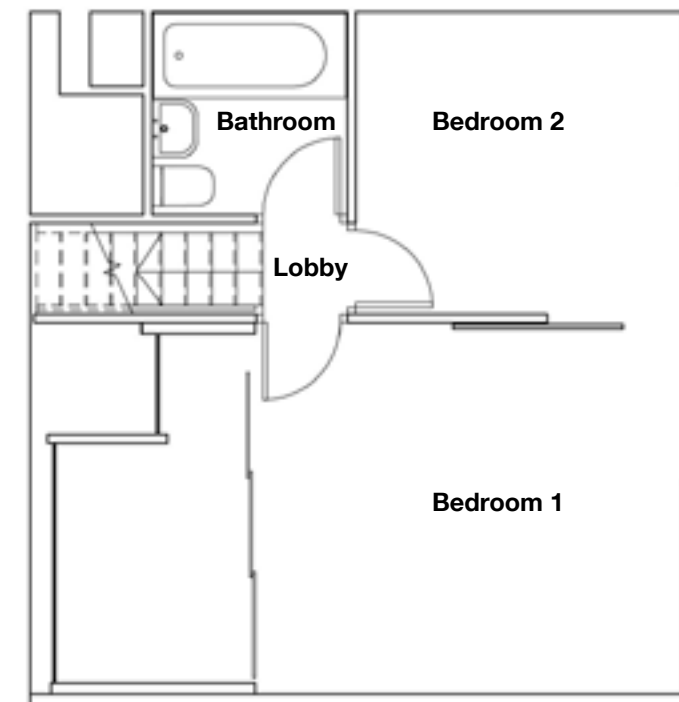
The open, flowing organisation of the space within the dwelling is achieved through a series of unique features that also allow a degree of flexibility in the use of the spaces: sliding partitions; low levels walls and clean, uncluttered walls and ceilings.

Kitchen Design

The kitchen is a galley arrangement, with an insitu concrete worktop along the north facing wall, clad with tiles that also extend up the walls to form a splashback. The worktop stops short of the full width of the room with a full height cupboard at one end. There are built-in cupboards above and below this worktop and high-level glazing above the wall mounted units. These cupboards are solid timber construction with plain sliding timber ply doors, full height solid timber handles and a distinctive horizontal trim at top and bottom. The sink is fitted within the main tiled worktop with the appliances located within the concrete island which also serves to separate the kitchen from the entrance. This island would have originally been fitted with spur shelving, a lightweight and removable feature that allowed tenants a degree of flexibility in the layout of their kitchen.



Ground Plan



Lower Ground Plan

Original Features

The level of bespoke fittings is highly unusual for council-built housing, although Camden Council completed several estates in the 1970's with a similar level of high quality fittings. This level of detail is an important part of the historic significance of the estate that led to its listing.

The listing of the estate is for both the interiors and exteriors of the dwellings. The description for the listing of the interiors specifically mentions the internal layout of the property, the tiled concrete kitchen worktop, the built-in cupboards and shelves, the room-dividing sliding partitions, storey-height doors and bespoke staircases. Unfortunately there is very little evidence of the detail of these features as originally installed, either through drawings or photos.

The images collated here show the best examples of the surviving features as found through the recent heritage surveys completed by Levitt Bernstein. Using this survey information and the few drawings that do exist, the following list has been compiled to catalogue the original features:

Kitchen:

The kitchen where the majority of the bespoke fittings can be found. These include insitu tiled concrete worktops, fitted cupboards with sliding timber doors and a half-height permanent island unit.

Sliding cupboard doors:

The majority of the cupboards within the dwelling were fitted with sliding plywood timber doors. This was a common detail throughout the property from the kitchen through to the storage cupboards in the bedrooms and loft door above the kitchen.

Sliding Partitions:

The use of sliding partitions between rooms towards the south side of the dwelling allows the space to be opened up across the width of the property on both levels. It gives the inhabitants more flexibility in the use of the space and allows light to flood the living spaces and master bedroom.

Other features:

There are a number of fittings throughout the dwellings that are unique to the estate such as the timber stairs and handrails, storey height doors, alcoves with fitted shelving and low blockwork storage shelving units.

Maintenance:

It has become clear through conducting the surveys and discussion with the tenants that several of the bespoke features have, over time, presented maintenance issues. Plywood cupboards featuring sliding doors are prone to stick and fail and tiled surfaces over time become damaged and hard to maintain are two examples of this.

- 01 Kitchen with original worktop and wall mounted cupboards. (Green paint original)
- 02 Original sliding cupboard doors
- 03 Original loft access doors
- 04 Original Timber stairs and handrail

01



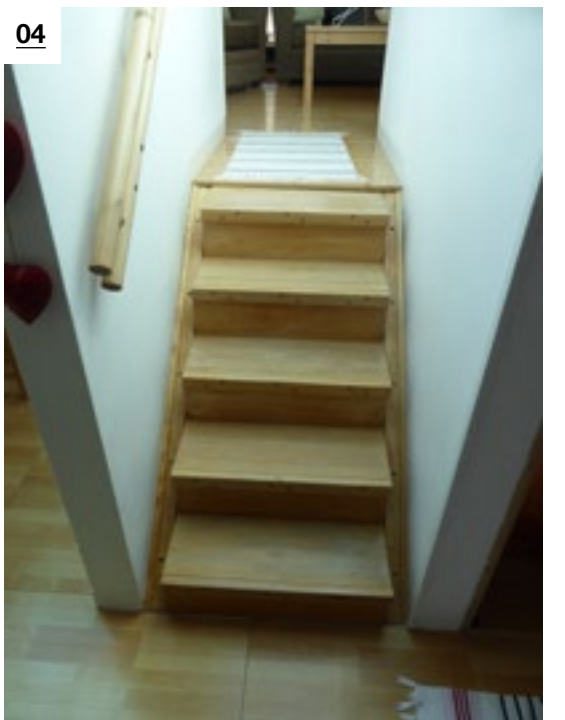
02



03



04



03

Proposed Works

Design Approach

The proposed works are generally limited to refurbishment and reinstatement of the existing scheme. The arrangement of the flat will be unchanged.

Basic Principles

The proposals described in the following pages outline a refurbishment approach based on the current condition of the dwellings. The proposals must take into account current regulations (e.g. gas, electrical and energy certificates, the client brief) and the needs and aspirations of the residents whilst maintaining the historic, listed interiors.

Where features are missing they will be reinstated to match original.

2. The Replaced Kitchen: Where the original features have been comprehensively altered or removed, the kitchen will be replaced with one that is sympathetic to the original design intent.

Use, scale and layout

London Borough of Camden's Conservation Team requires original features removed without authorisation/consent to be reinstated as original or agreed alternative arrangement. Bespoke features introduced by residents present a maintenance liability for London Borough of Camden and are generally stripped out when renovating for the Better Homes programme.

There are no proposed changes to the use, scale or layout of each dwelling.

Access and Inclusive Design

There are no proposed changes to transport provision or the external approach to the dwelling. It is not proposed to change the dwelling itself, beyond reconfiguration of the kitchen and refurbishment of the bathroom.

Approaches to existing features

Wherever possible, the original features will be retained and refurbished. There are however many instances where there have been significant alterations or complete removal of the original features. The proposed works will therefore follow one of two approaches:

1. The Modified Kitchen: Where a significant number of original features have been retained and minimal intervention is required to refurbish these features and accommodate modern appliances.



01 The Estate photographed soon after completion

Kitchen Details

The most significant works within the dwelling will affect the kitchen, where changes are required to accommodate modern appliances within the constraints of the original layout and materials.

The level of remodelling carried out by previous tenants is extensive in some of the dwellings making it necessary to carry out a comprehensive reinstatement of the original kitchen design.

Worktop materials

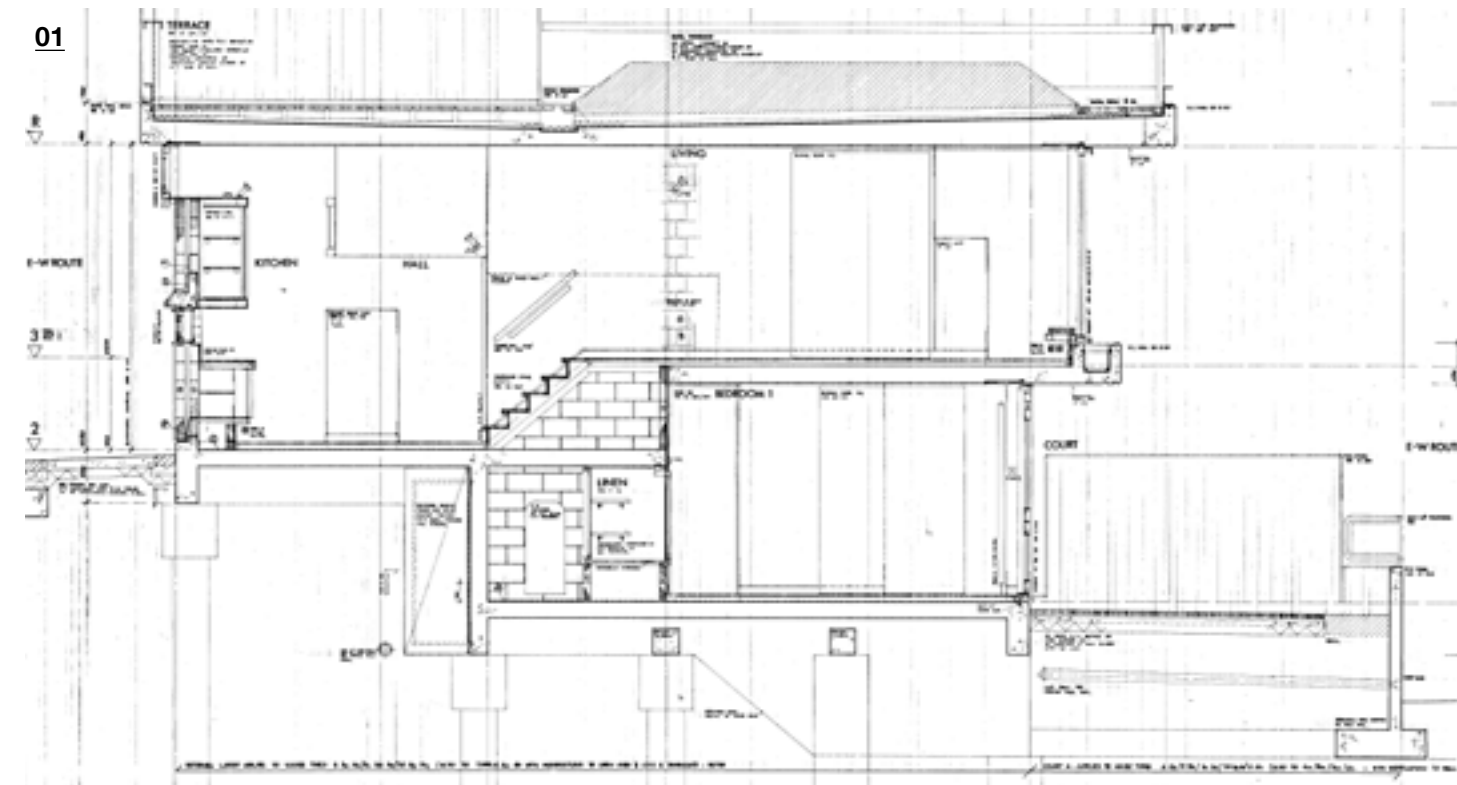
The original worktops, terracotta tiling over reinforced concrete, formed a striking, heavy feature that related to the bold aesthetic of the estate. This was, in the original design, complemented by lightweight elements: Steel sink units, and shelf infill panels that provided a more flexible area that could accommodate appliances as necessary.

The concrete worktop in most instances has been retained although not always with the original tiles. Where it has been retained and is in good condition it is proposed to carry out minor refurbishment as necessary and leave intact. Where the tiles have been painted or changed it is proposed to replace the tiles with a close match to the original.

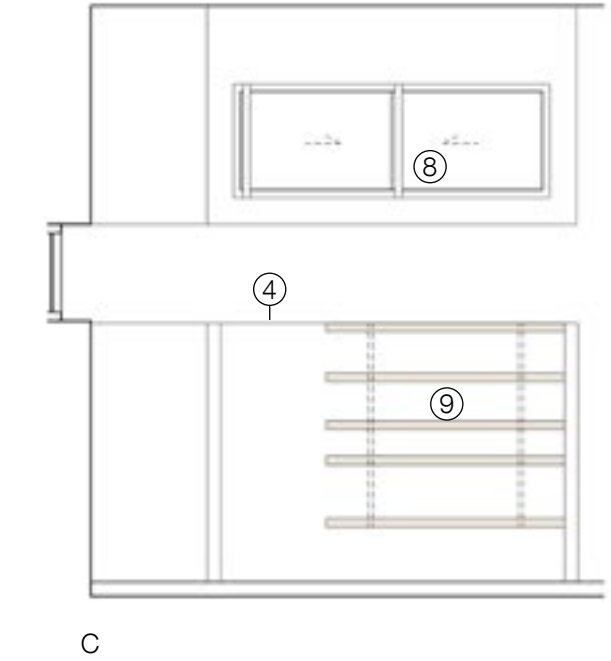
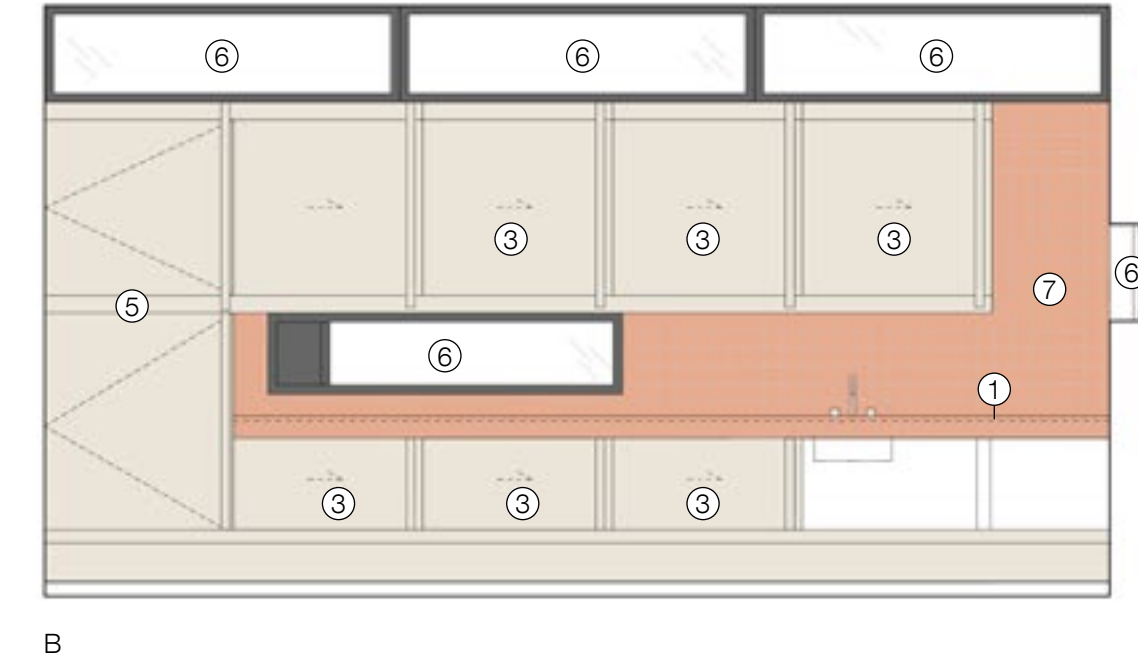
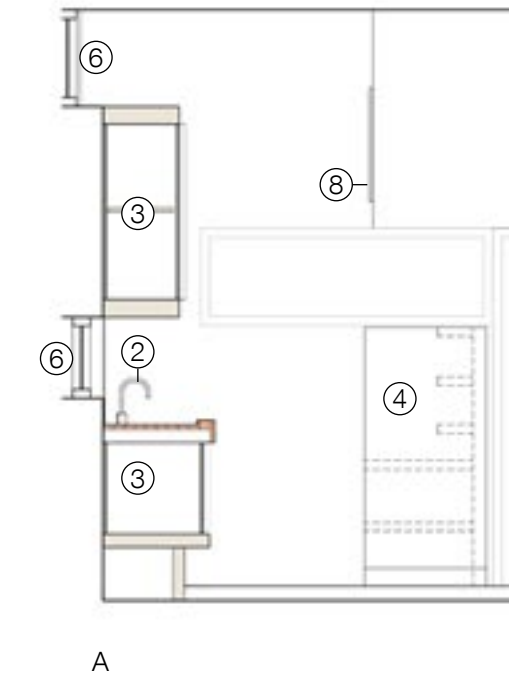
The spur shelves in the island unit have not been found to be original in any of the dwellings surveyed. As, by modern standards, the shelving is not practical for the installation of modern appliances, it is proposed to install a solid timber worktop to complement the timber cupboard doors of the original kitchen.

Cupboards

Many of the original cupboards have been replaced in whole or have had their sliding doors removed or replaced. Where the carcass has been retained it is proposed to refurbish the sliding tracks and replace the doors. Where the cupboards have been completely removed it is proposed to replicate the original using standard carcass units behind sympathetic plywood cladding. The sliding doors, horizontal timber head and base details will all be reproduced, as will the vertical plywood panel at any exposed ends.



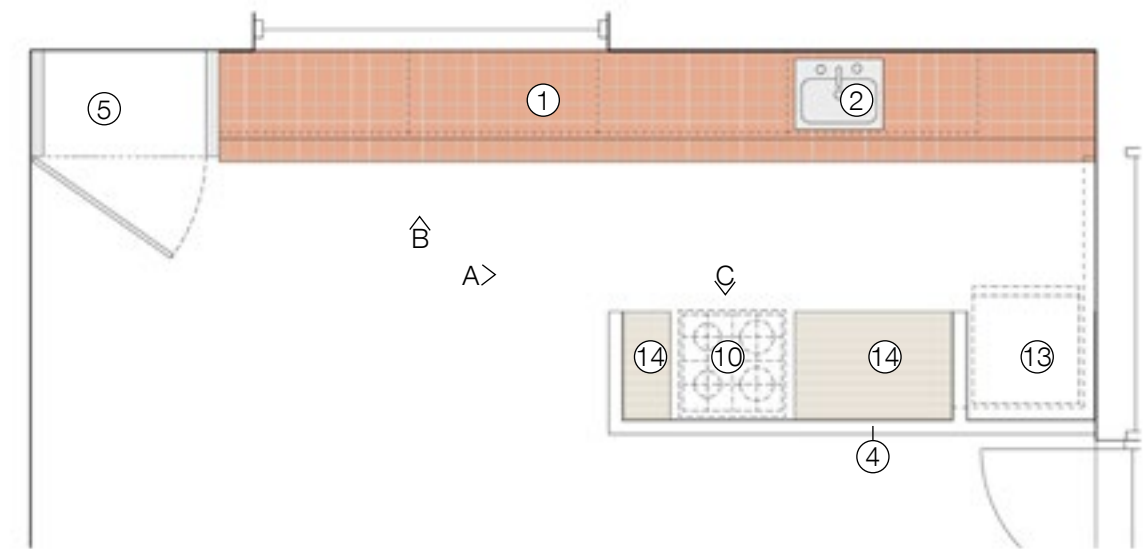
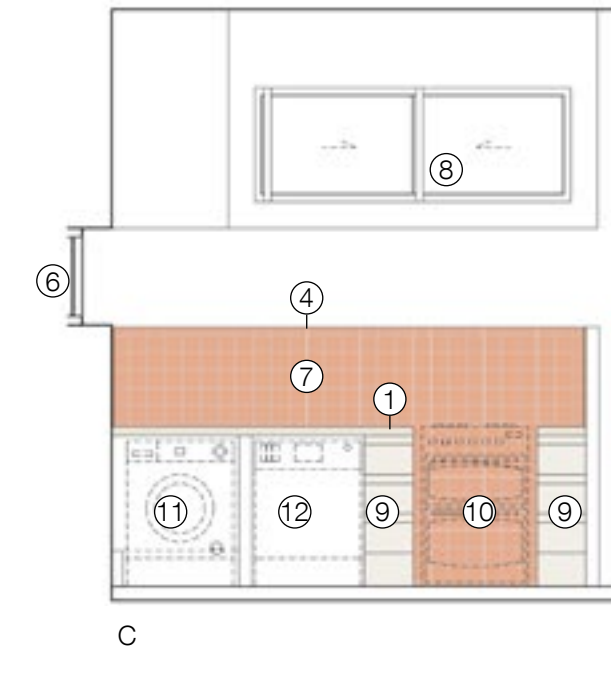
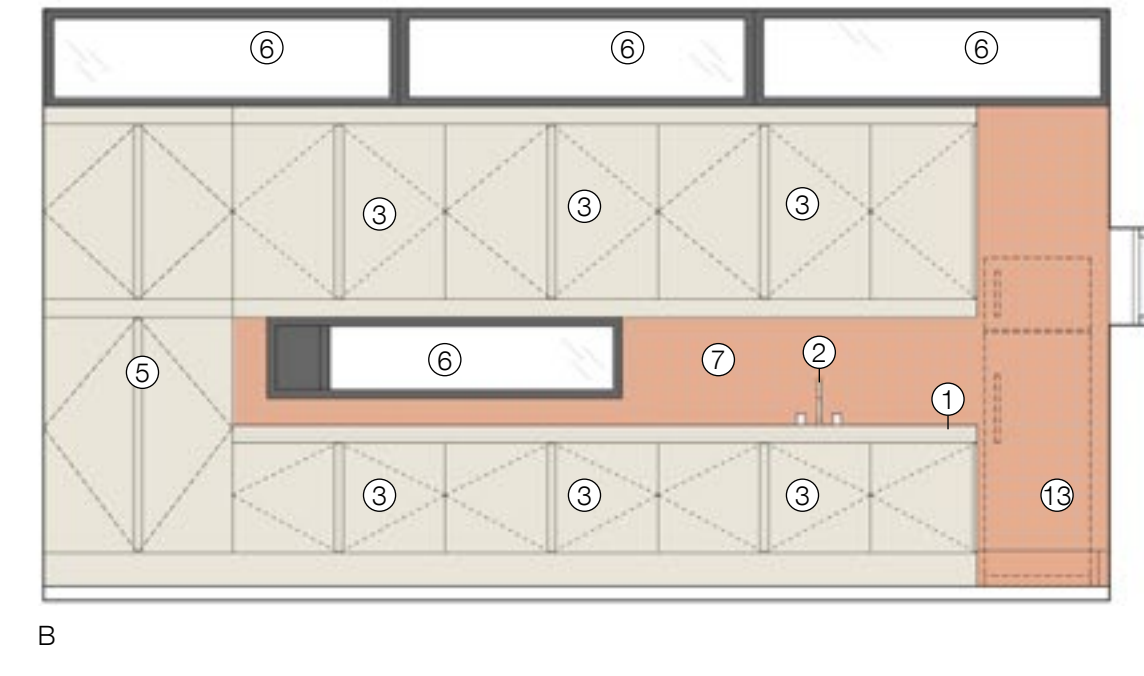
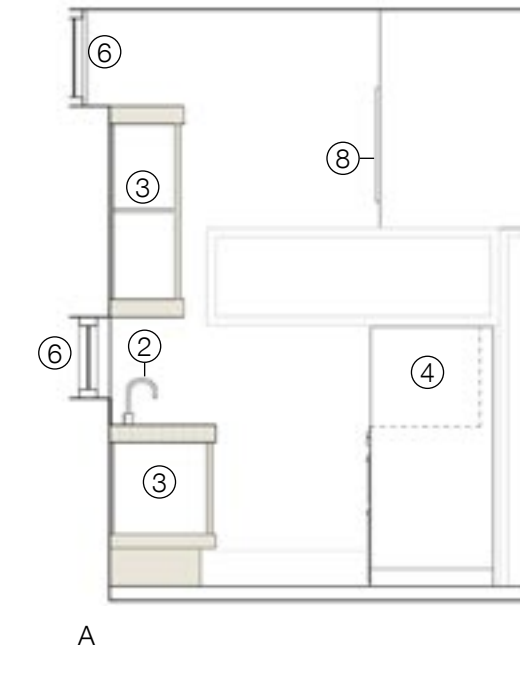
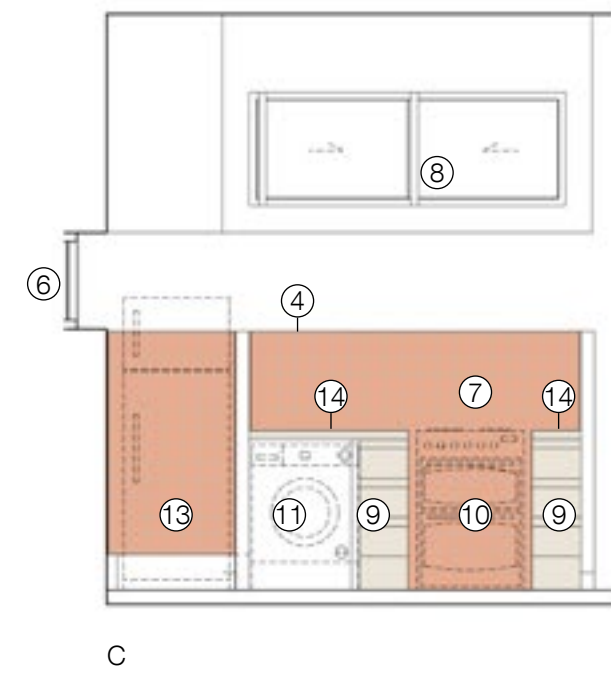
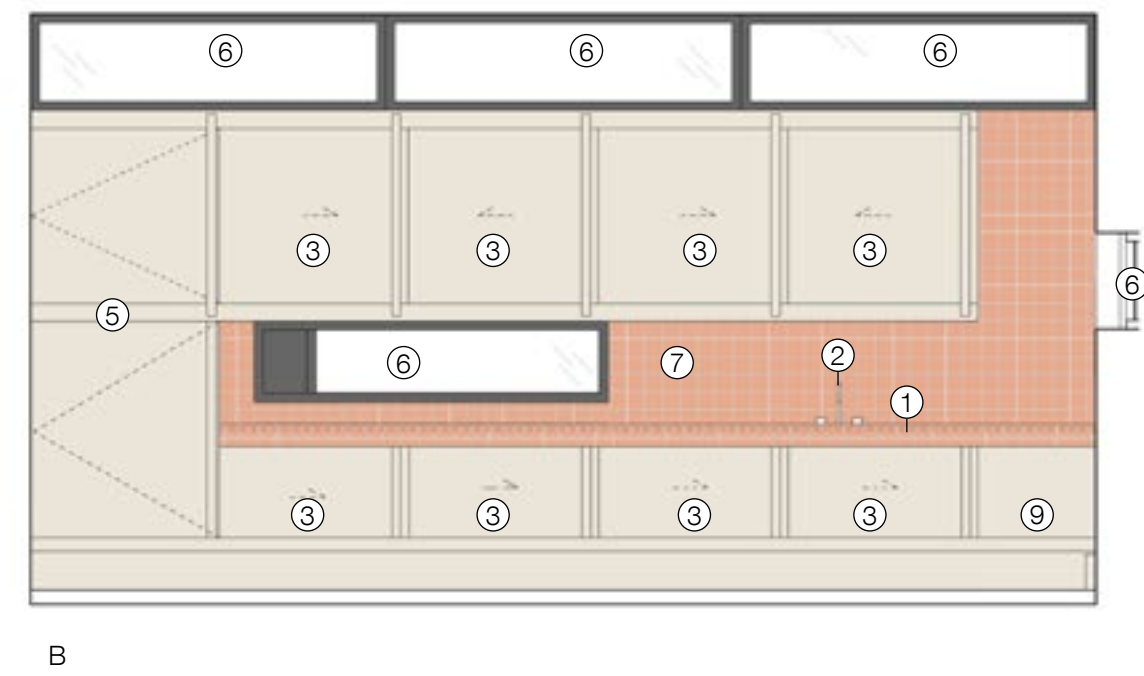
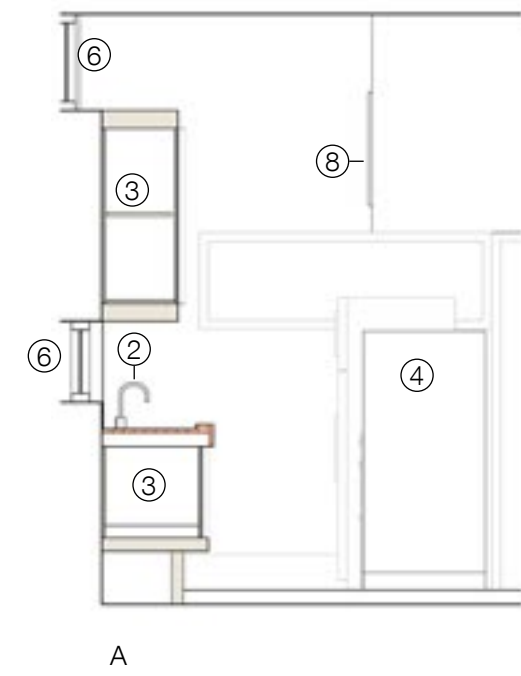
01 Original section through kitchen



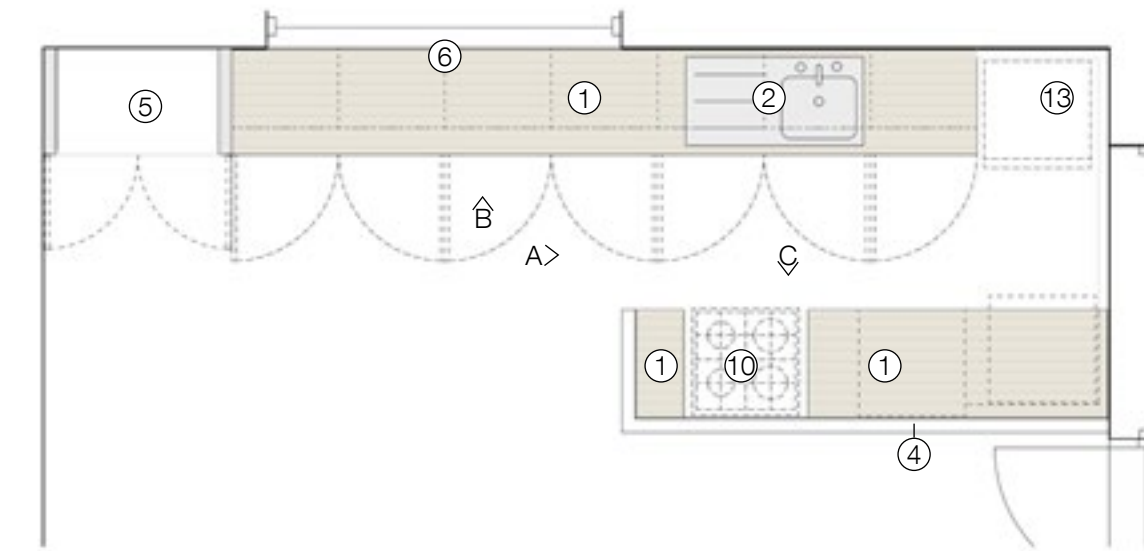
Key:

- 01 - Tiled worktop
- 02 - SS sink
- 03 - Ply faced cupboards
- 04 - Concrete block 'island'
- 05 - Full height cupboard
- 06 - Original windows
- 07 - Tiled splashback
- 08 - Sliding doors to loft
- 09 - Spur shelving

The Original Kitchen



- Key:**
- 01 - Tiled worktop
 - 02 - SS sink and taps
 - 03 - Ply faced cupboards
 - 04 - Concrete block 'island'
 - 05 - Full height cupboard
 - 06 - Original windows
 - 07 - Tiled splashback
 - 08 - Sliding doors to loft
 - 09 - Timber drawer unit
 - 10 - Freestanding cooker
 - 11 - Freestanding washing machine
 - 12 - Freestanding dishwasher
 - 13 - Freestanding fridge freezer
 - 14 - Solid timber worktop



- Key:**
- 01 - Solid timber worktop
 - 02 - SS sink and taps
 - 03 - Ply faced cupboards
 - 04 - Concrete block 'island'
 - 05 - Full height cupboard
 - 06 - Original windows
 - 07 - Tiled splashback
 - 08 - Sliding doors to loft
 - 09 - Timber drawer unit
 - 10 - Freestanding cooker
 - 11 - Freestanding washing machine
 - 12 - Freestanding dishwasher
 - 13 - Freestanding fridge freezer

Contemporary Kitchen Layout - Replaced

The Modified Kitchen

Where there are a significant number of original fittings in place and in good condition the proposal is to retain and refurbish with missing features restored to their original design. This kitchen will replicate the original design as closely as possible and modern interventions would be limited to the island unit, utilising the flexible space for modern appliances and additional worktop space.

The Replaced Kitchen

Where there has been a comprehensive level of refurbishment over the years and little of the original kitchen fittings remain, the proposal is to replicate the original fittings and materials in the style of the original. This would incorporate modifications to certain elements of the design such as replacing the sliding doors, an unpopular and difficult to maintain feature, with swing doors. As with the Modified option the island would also be used to incorporate modern appliances and additional worktop space.

Products

Alterations by the tenants of the dwelling over time has resulted in a mix of original fabric, in need of restoration, and contemporary replacements not in line with the heritage listing of the dwelling. The products below are suggested substitutions for the original fabric that maintain the aesthetic and functional aspirations of the original designs.

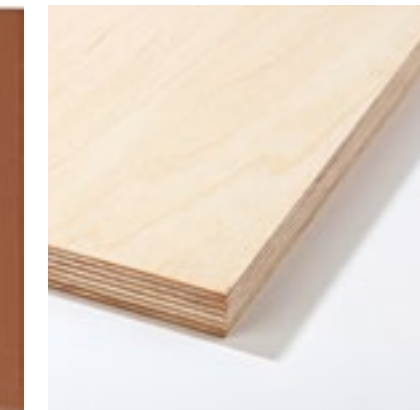
Kitchen Tiles

A plain terracotta matt tile, as per the original specification:



Plywood Cabinetry

High grade birch plywood stained and varnished to match existing:



Bathroom Tiles

A plain off-white matt tile, as per the original specification:



04

Appendix

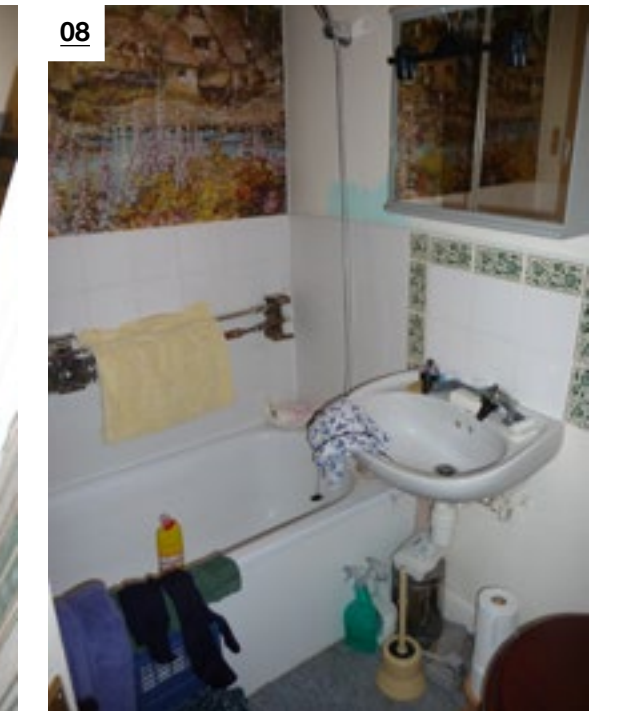
- No. 15 Spedan Close
- No. 16 Spedan Close
- No. 17 Spedan Close
- No. 19 Spedan Close
- No. 21 Spedan Close
- No. 22 Spedan Close

No. 15 Spedan Close

Dwelling Type : Four person
Design Approach: Modified
Better Homes works: Kitchen, bathroom and rewiring

Current condition of dwelling

- | | |
|---|--|
| Kitchen: | WC: |
| <ul style="list-style-type: none"> Original concrete worktop with tiled surface and tiled splashback. [01+04+05+06] Original timber doors to high all cupboards replaced. Original carcass retained with sliding tracks. Replacement doors in poor condition. [01+03+05] Original drawer unit retained and in good condition. [04+05] Island tiled with non-original tiles. [02+03] Non-original worktop installed to island. [02+03] Loft door above island painted. | <ul style="list-style-type: none"> Non-original flooring and wallpaper applied. [07] Original wall panels to wall above WC removed. Sliding door painted. |
| Bathroom: | |
| <ul style="list-style-type: none"> Non-original tiling applied to walls. [08] Non-original flooring laid. [08] | |



No. 15 Spedan Close

Note:

- Where existing tiles are in good condition, retain and repair any damage and replace any missing.
- Any original fabric removed is to be retained and stored for future use.
- All wiring at low level to be concealed in skirting.
- All wiring at high level to be chased into plaster and made good.

Proposed Schedule of Works	Condition	Works	Listing sensitive feature
KITCHEN			
1.0 Worktop			
1.1 Tiled worktop	Some damage to tiles around the sink, grout in poor condition	Replace damaged tiles and renew all grout	Y
1.2 Stainless steel sink	In poor condition	Sink and taps to be replaced	N
2.0 Tiled splashback			
2.1 Tiled splashback	Retained and in good condition	Tiles retained and grout to be renewed	Y
3.0 Cupboards			
3.1 Cupboard doors below worktop	Non-original doors fixed to original carcass	Replica doors to be birch plywood facing with solid timber replica handle	Y
3.2 Cupboard doors wall mounted	Non-original doors fixed to original carcass	Replica doors to be birch plywood facing with solid timber replica handle	Y
4.0 Half-height kitchen island			
4.1 Solid walls	Non-original tiles applied to the internal face	Tiles to be removed and replacement tiles to be applied to match original tiling	Y
4.2 Shelves	Original shelves removed. Non-original worktop installed	Worktop to be removed and solid hardwood worktop replacement installed	Y
5.0 Flooring and walls			
5.1 Sheet lino flooring	In poor condition	Sheet lino replacement to be laid	N
5.2 Walls	In good condition	To be repainted	N
6.0 Loft door			
6.1 Sliding timber doors	Doors missing	Doors to be replaced to match original	Y
WC			
7.0 Sanitary fixtures			
7.1 WC	In poor condition	To be replaced	N
7.2 Sink	In poor condition	To be replaced	N
8.0 Flooring and walls			
8.1 Flooring	Lino tiles in poor condition	Sheet lino replacement to be laid	N
8.2 Walls	Non-original wallpaper applied to walls	Wallpaper to be removed and wall painted white	N
8.3 Access panels to rear of WC	Panels missing	Marine ply, painted white and screw fixed to the wall	Y
9.0 Door			
9.1 Timber sliding door	Door painted	Door to be stripped and repainted	Y
BATHROOM			
10.0 Sanitary fixtures			
10.1 Bath	Not original, poor condition	To be replaced	N
10.2 WC	Not original, poor condition	To be replaced	N
10.3 Sink	Not original, poor condition	To be replaced	N
11.0 Flooring and walls			
11.1 Flooring	Non-original lino in poor condition	Sheet lino replacement to be laid	N
11.2 Tiling	Tiling doesn't meet regulations for showers	Tiling to be extended to meet height	N
11.3 Walls	Walls semi-painted	Walls to be repainted	N
12.0 Door			
12.1 Timber swing door	Original door and ironmongery in good condition	Door to be repainted	Y

No. 16 Spedan Close



Dwelling Type : Four person
Design Approach: Modified
Better Homes works: Kitchen, bathroom and rewiring

Current condition of dwelling

- Kitchen:**
- Bath panel painted. [05]
 - Original concrete worktop with tiled surface and tiled splashback. [01+03]
 - Original timber doors to high all cupboards retained. [01+03]
 - Original low level cupboard doors replaced. [01+03]
 - Original spur shelves to island removed and replaced with non-original worktop. [02]
- Bathroom:**
- Non-original tiling applied to walls.
- WC:**
- Non-original flooring laid. [05]
 - Non-original tiles to rear of wall-mounted basin. [05]

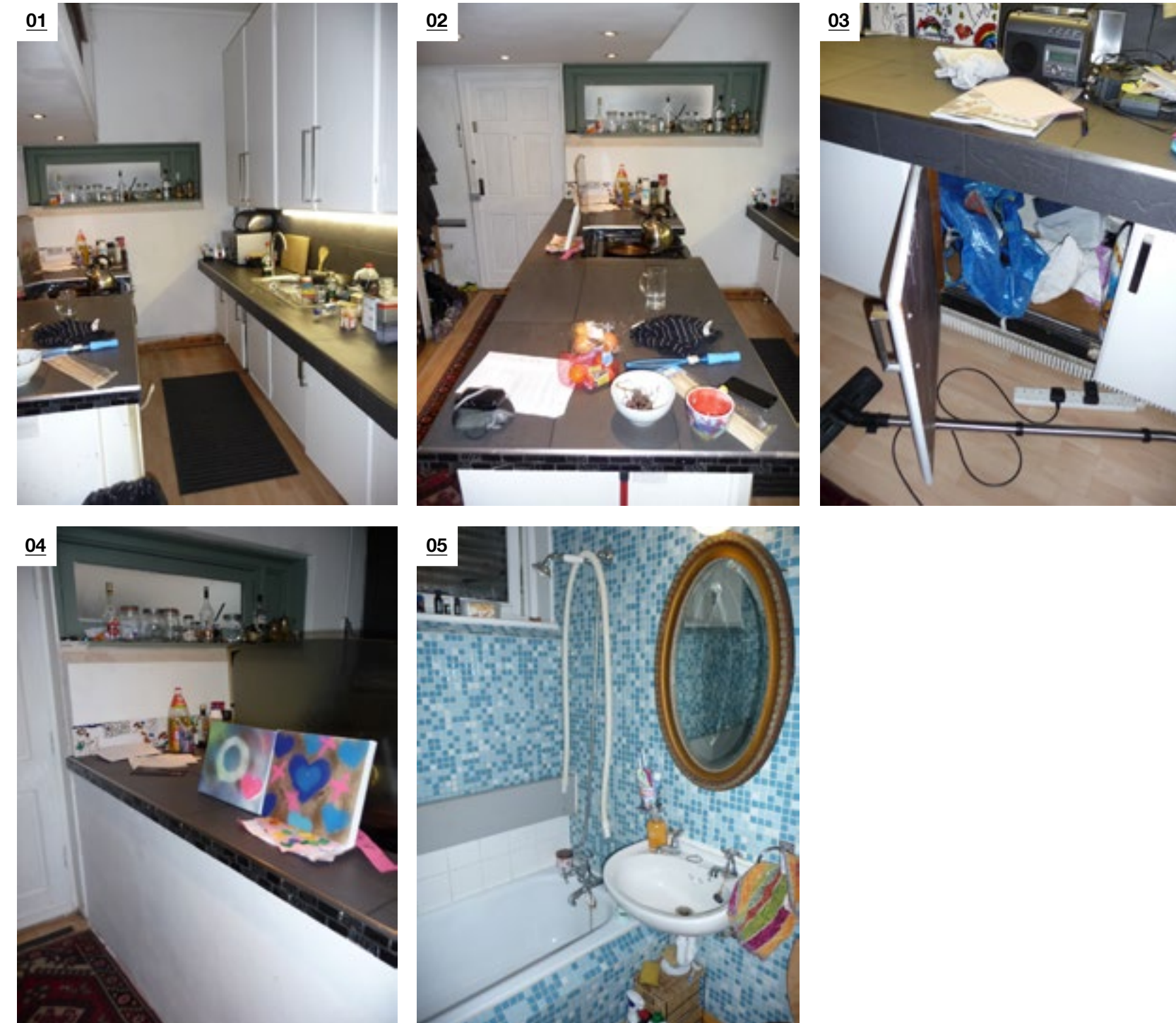
No. 16 Spedan Close

Note:

- Where existing tiles are in good condition, retain and repair any damage and replace any missing.
- Any original fabric removed is to be retained and stored for future use.
- All wiring at low level to be concealed in skirting.
- All wiring at high level to be chased into plaster and made good.

Proposed Schedule of Works	Feature	Condition	Works	Listing sensitive feature
KITCHEN				
1.0	Worktop			
1.1	Tiled worktop	Some damage to tiles around the sink, grout in poor condition	Replace damaged tiles and renew all grout	Y
1.2	Stainless steel sink	In poor condition	Sink and taps to be replaced	N
2.0	Tiled splashback			
2.1	Tiled splashback	Retained and in good condition	Tiles retained and grout to be renewed	Y
3.0	Cupboards			
3.1	Cupboard doors below worktop	Non-original doors fixed to original carcass	Replica doors to be birch plywood facing with solid timber replica handle	Y
3.2	Cupboard doors wall mounted	Original doors fixed to original carcass	To be refurbished	Y
4.0	Half-height kitchen island			
4.1	Solid walls	Island to be tiled to internal face	Tiles to be applied to match original tiling	Y
4.2	Shelves	Original shelves removed. Non-original worktop installed	Worktop to be removed and solid hardwood worktop replacement installed	Y
5.0	Flooring and walls			
5.1	Sheet lino flooring	In poor condition	Sheet lino replacement to be laid	N
5.2	Walls	In good condition	To be repainted	N
WC - Limited access to room				
7.0	Sanitary fixtures			
7.1	WC	No access	If in poor condition: To be replaced	N
7.2	Sink	No access	If in poor condition: To be replaced	N
8.0	Flooring and walls			
8.1	Flooring	No access	If in poor condition: Sheet lino replacement to be laid	N
8.2	Walls	No access	Walls to be painted white	N
8.3	Access panels to rear of WC	No access	If panel missing: Marine ply, painted white and screw fixed to the wall	Y
9.0	Door			
9.1	Timber sliding door	No access	If door painted: Door to be stripped and repainted	Y
BATHROOM				
10.0	Sanitary fixtures			
10.1	Bath	Not original, poor condition	To be replaced	N
10.2	WC	Not original, poor condition	To be replaced	N
10.3	Sink	Not original, poor condition	To be replaced	N
11.0	Flooring and walls			
11.1	Flooring	Non-original lino in poor condition	Sheet lino replacement to be laid	N
11.2	Tiling	Tiling doesn't meet regulations for showers	Tiling to be extended to meet height	N
11.3	Walls	Walls in poor condition	Walls to be repainted	N

No. 17 Spedan Close



Dwelling Type : Four person
Design Approach: Modified
Better Homes works: Kitchen, bathroom and rewiring

Current condition of dwelling

Kitchen:

- Original concrete worktop retained and overclad. [01+03]
- Original tiled splashback replaced. [01]
- Original timber doors to wall mounted cupboards replaced with swing doors. Original carcass retained.[01]
- Original timber doors to below-counter cupboards replaced. Original carcass retained. [01+03]
- Half-height island walls reduced in height. Worktop fitted to top. [01+02+04]
- Loft door above island removed. [01]

WC:

- Original sliding door retained and painted.

Bathroom:

- Original wall tiles replaced with mosaic. [05]

No. 17 Spedan Close

Note:

- Where existing tiles are in good condition, retain and repair any damage and replace any missing.
- Any original fabric removed is to be retained and stored for future use.
- All wiring at low level to be concealed in skirting.
- All wiring at high level to be chased into plaster and made good.

Proposed Schedule of Works	Condition	Works	Listing sensitive feature
KITCHEN			
1.0 Worktop			
1.1 Tiled worktop	Non-original tiles applied over original	Terracotta quarry tile with white grout, sealed around the edges	Y
1.2 Stainless steel sink	To be replaced	Sink and taps to be replaced	
2.0 Tiled splashback			
2.1 Tiled splashback	Non-original tiles applied over original	Non-original tile to be removed and replaced with new to match original	Y
3.0 Cupboards			
3.1 Below worktop cupboards	Non-original doors fixed to original carcass	Replica doors to be birch plywood facing with solid timber replica handle	Y
3.2 Wall mounted cupboards	Non-original doors fixed to original carcass	Replica doors to be birch plywood facing with solid timber replica handle	Y
4.0 Half-height kitchen island			
4.1 Solid walls	Height reduced	Walls to be restored to original height and tiled to internal face	Y
4.2 Infill shelving	Original shelves removed. Non-original worktop installed	Worktop to be removed and solid hardwood worktop replacement installed	
5.0 Flooring and walls			
5.1 Sheet lino flooring	In poor condition	Sheet lino replacement to be laid	N
5.2 Walls	In good condition	To be repainted	N
6.0 Loft Door			
6.1 Sliding timber door	Door missing	Doors to be replaced to match original	Y
WC			
7.0 Sanitary Fixtures			
7.1 WC	In poor condition	To be replaced	N
7.2 Sink	In poor condition	To be replaced	N
8.0 Flooring and Walls			
8.1 Flooring	Laminate timber flooring in good condition		N
8.2 Walls	Textured wallpaper applied to all walls	Wallpaper to be removed and walls painted white	N
8.3 Access panels to rear of WC	In good condition	To be repainted	Y
9.0 Door			
9.1 Timber sliding door	Door painted	Door to be stripped and repainted	Y
BATHROOM			
10.0 Sanitary fixtures			
10.1 Bath	Not original, poor condition	To be replaced	N
10.2 WC	Not original, poor condition	To be replaced	N
10.3 Sink	Not original, poor condition	To be replaced	N
11.0 Walls and flooring			
11.1 Flooring	Laminate timber flooring in poor condition	Sheet lino replacement to be laid	
11.2 Tiling	Non-original tiles applied to walls and bath	New tile to be	N
11.3 Walls	All tiled	Tiles to be removed where not necessary and wall painted	N
12.0 Door			
12.1 Timber swing door	Door in good condition	Door to be repainted	Y

No. 19 Spedan Close



Dwelling Type: Four person
Design Approach: Modified
Better Homes works: Kitchen and rewiring

Current condition of dwelling
Kitchen:

- Original concrete worktop retained and covered over. [01+03]
- Original tiled splashback replaced / tiled over. [03]
- Original timber doors to high all cupboards replaced. Original carcass retained with sliding tracks. [01+03+05]
- Original timber doors to below-counter cupboards replaced. Original carcass retained with sliding tracks. [01+03]
- Half-height island walls adjusted - return removed
- Half-height walls infilled to the underside of ceiling. [06]
- New worktop and cupboards installed to island. [04]
- New high-level cupboards fitted above original island. [04]
- Loft door above island replaced. [05]



No. 19 Spedan Close

Proposed Schedule of Works

Element	Condition	Works	Listing sensitive feature
KITCHEN			
1.0 Worktop			
1.1 Tiled worktop	Retained and covered over	Non-original worktop to be removed and original tiles made good - or replaced if damaged beyond repair	Y
1.2 Stainless steel sink	To be replaced	Sink and taps to be replaced	
2.0 Tiled splashback			
2.1 Tiled splashback	Non-original tiles applied in place of original	Non-original tiles to be removed and splashback to be retiled to match existing	Y
3.0 Cupboards			
3.1 Below worktop cupboards	Non-original doors fixed to original carcass	Replica doors to be birch plywood facing with solid timber replica handle	Y
3.2 Wall mounted cupboards	Non-original doors fixed to original carcass	Replica doors to be birch plywood facing with solid timber replica handle	Y
4.0 Half-height kitchen island			
4.1 Solid walls	Walls modified, height reduced at one end, return demolished and height extended elsewhere	Replacement tiles to be applied to match original tiling. Red quarry tile with white grout. Edges to be sealed with mastic sealant	Y
4.2 Shelves	Original shelves removed. New worktop to be installed in sympathetic material	Solid hardwood worktop to be installed. Sealant to be applied to surface	
5.0 Flooring and walls			
5.1 Sheet lino flooring	In poor condition	Sheet lino replacement to be laid	N
5.2 Walls	In good condition	To be repainted	N
6.0 Loft door			
6.1 Sliding timber door	Doors replaced	Non-original doors to be replaced to match original	Y
WC			
NO WORKS			
BATHROOM			
NO WORKS			

Note:

- Where existing tiles are in good condition, retain and repair any damage and replace any missing.
- Any original fabric removed is to be retained and stored for future use.
- All wiring at low level to be concealed in skirting.
- All wiring at high level to be chased into plaster and made good.

No. 21 Spedan Close



Dwelling Type: Four person
Design Approach: Modified
Better Homes works: Kitchen, Bathroom and rewiring

Current condition of dwelling

Kitchen:

- Original concrete worktop retained. [03+04+05]
- Original tiled splashback retained. [03+05]
- Original timber doors to high all cupboards replaced with swing doors. Original carcass adjusted. [03+05]
- Original timber doors to below-counter cupboards replaced. Original carcass retained with sliding tracks. [03]
- Half-height island walls retained and tiled to internal face. [02]
- New cupboards and worktop installed to island. [02]

- New tiles applied to wall below window. [02]
- Loft door above island replaced. [02]

WC:

- Original sliding door removed.

Bathroom:

- Original tiles replaced.
- Original door replaced.
- Original WHB, WC and bath replaced.

No. 21 Spedan Close

Note:

- Where existing tiles are in good condition, retain and repair any damage and replace any missing.
- Any original fabric removed is to be retained and stored for future use.
- All wiring at low level to be concealed in skirting.
- All wiring at high level to be chased into plaster and made good.

Proposed Schedule of Works Element	Condition	Works	Listing sensitive feature
KITCHEN			
1.0 Worktop			
1.1 Tiled worktop	Retained and in good condition	Replace damaged tiles and renew all grout	Y
1.2 Stainless steel sink	To be replaced	Stainless steel sink replacement to match original	N
2.0 Tiled splashback			
2.1 Tiled splashback	Retained and in good condition	To be retained and grout renewed	Y
3.0 Cupboards			
3.1 Below worktop cupboards	Non-original doors fixed to original carcass	Replica doors to be birch plywood facing with solid timber replica handle	Y
3.2 Wall mounted cupboards	Non-original doors fixed to original carcass	Replica doors to be birch plywood facing with solid timber replica handle	Y
4.0 Half-height kitchen island			
4.1 Solid walls	Retained and non-original tiles applied to internal face	Non-original tiles to be removed and new tiles applied to match original	Y
4.2 Shelves	Shelving replaced by worktop with fitted cupboards below	Worktop and cupboards to be removed and replaced with solid hardwood worktop	Y
5.0 Flooring and walls			
5.1 Flooring	Floor tiled	Sheet lino to be laid	N
5.2 Walls	Tiles applied under window, corning fitted to top	Walls to be repainted and non-original tiles and corning to be removed	N
6.0 Loft Doors			
6.1 Sliding timber doors	Doors replaced	Non-original doors to be replaced to match original	Y
WC			
7.0 Sanitary Fixtures			
7.1 WC	In poor condition	To be replaced	N
7.2 Sink	In poor condition	To be replaced	N
8.0 Flooring and Walls			
8.1 Flooring		To be replaced with sheet lino	N
8.2 Walls	Wallpaper applied to walls	Wallpaper to be removed and walls made good	N
8.3 Access panels to rear of WC	Panels to be repainted	Panels to be repainted	N
9.0 Sliding door			
9.1 Sliding timber door	Original door missing	Door to be replaced to match original	Y
BATHROOM			
10.0 Sanitary Fixtures			
10.1 Bath	In poor condition	To be replaced	N
10.2 WC	In poor condition	To be replaced	N
10.3 Sink	In poor condition	To be replaced	N
11.0 Swing door			
11.1 Timber door	Original door and ironmongery replaced	To be repainted	Y
12.0 Walls and flooring			
12.1 Tiling	Non-original tiling applied to all walls	To be replaced to meet standards	N
12.2 Flooring	Floor carpeted	To be replaced with sheet lino	N

No. 22 Spedan Close



Dwelling Type: Four person
Design Approach: Modified
Better Home works: Kitchen and rewiring

Current condition of dwelling**Kitchen:**

- Original concrete worktop retained. [01+02+05]
 - Original tiled splashback retained. [01+02+04+05]
 - Original timber doors and carcass to wall mounted cupboards replaced. [01+02+05]
 - Original timber doors to below-counter cupboards replaced. Original carcass retained with sliding tracks. [01+02]
 - Half-height island walls retained and tiled to internal face. Textured wallpaper applied to external face. [03+05]
- New cupboards and worktop installed to island. [02]
 - Loft door above island replaced. [02]
 - Original sliding door replaced with curtain.
- WC:**
- Original sliding door replaced with curtain.
- Bathroom:**
- Bath removed and accessible shower installed.
 - Original door replaced with sliding door.

No. 22 Spedan Close

Proposed Schedule of Works				
Element	Works	Specification notes	Listing sensitive feature	
KITCHEN				
1.0 Worktop				
1.1	Tiled worktop	Retained and in good condition	Replace damaged tiles and renew all grout	Y
1.2	Stainless steel sink	To be replaced	To be replaced to match original	N
2.0 Tiled splashback				
2.1	Tiled splashback	Retained and in good condition	Replace damaged tiles and renew all grout	Y
3.0 Cupboards				
3.1	Wall mounted cupboards	Cupboards replaced	Replica doors to be birch plywood facing with solid timber replica handle	Y
3.2	Below worktop cupboards	Cupboard carcass retained and new doors fitted	Replica doors to be birch plywood facing with solid timber replica handle	Y
4.0 Half-height kitchen island				
4.1	Solid walls	Non-original tiles and wallpaper to be removed and new tiles applied	Replacement tiles to be applied to match original tiling. Red quarry tile with white grout. Edges to be sealed with mastic sealant	Y
4.2	Shelving	Non-original worktop and cupboards to be removed and replaced with new worktop	Solid hardwood worktop to be installed. Sealant to be applied to surface and around edges	Y
5.0 Flooring and walls				
5.1	Flooring	Flooring to be replaced with suitable alternative	Sheet lino to be agreed	N
5.2	Walls	Textured wallpaper applied to all walls	Wallpaper to be stripped and walls painted	N
6.0 Loft door				
6.1	Sliding timber doors	Doors replaced	Non-original doors to be replaced to match original	Y
WC				
NO WORKS				
BATHROOM				
NO WORKS				

Note:

- Where existing tiles are in good condition, retain and repair any damage and replace any missing.
- Any original fabric removed is to be retained and stored for future use.
- All wiring at low level to be concealed in skirting.
- All wiring at high level to be chased into plaster and made good.

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