



Branch Hill Estate

Spedan Close Type 6P

Design & Access Statement

Jan 2016

Levitt Bernstein

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Section 01

01

Introduction

01



Image reference:
01 North / south route through the estate

Section 01

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.

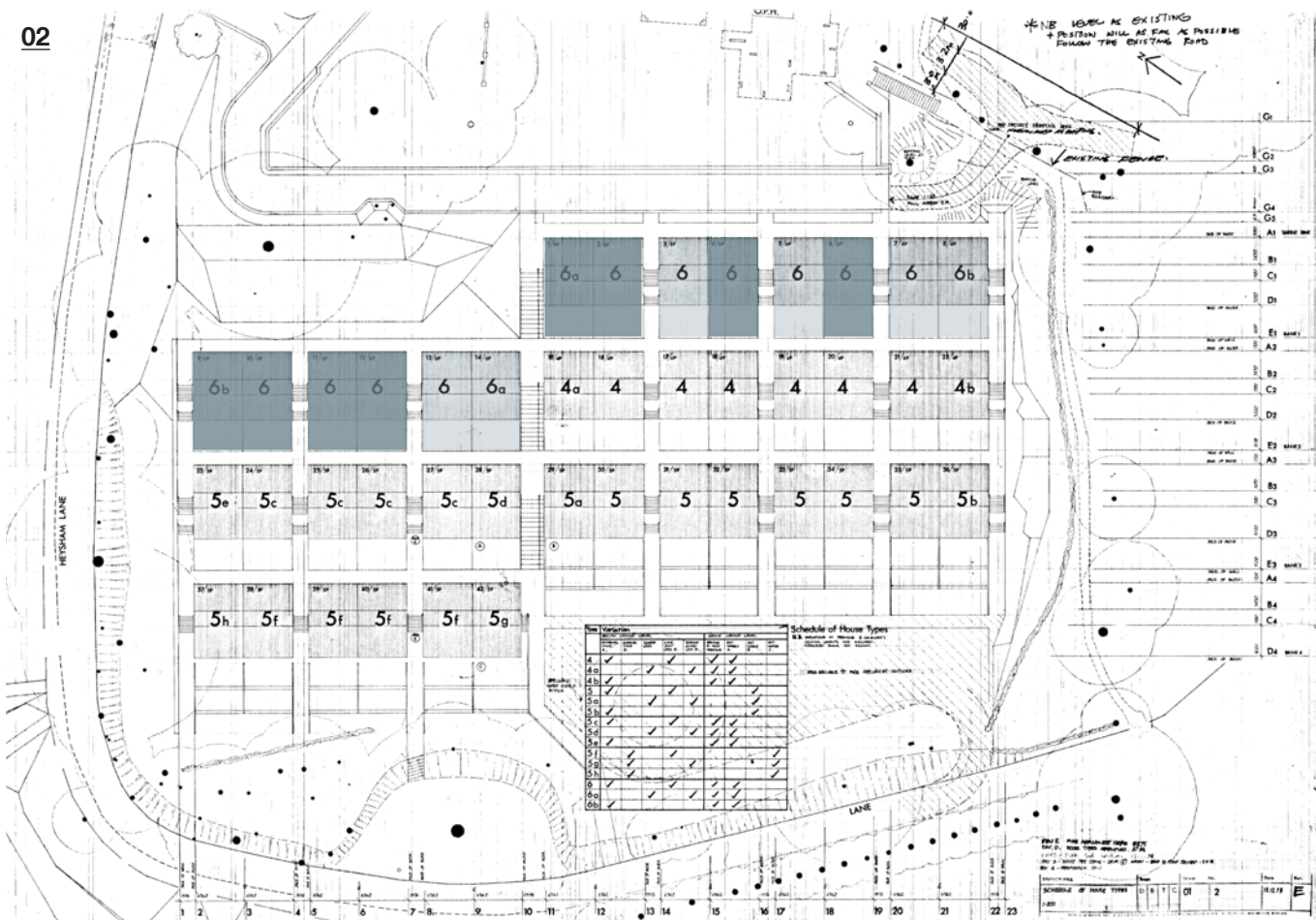
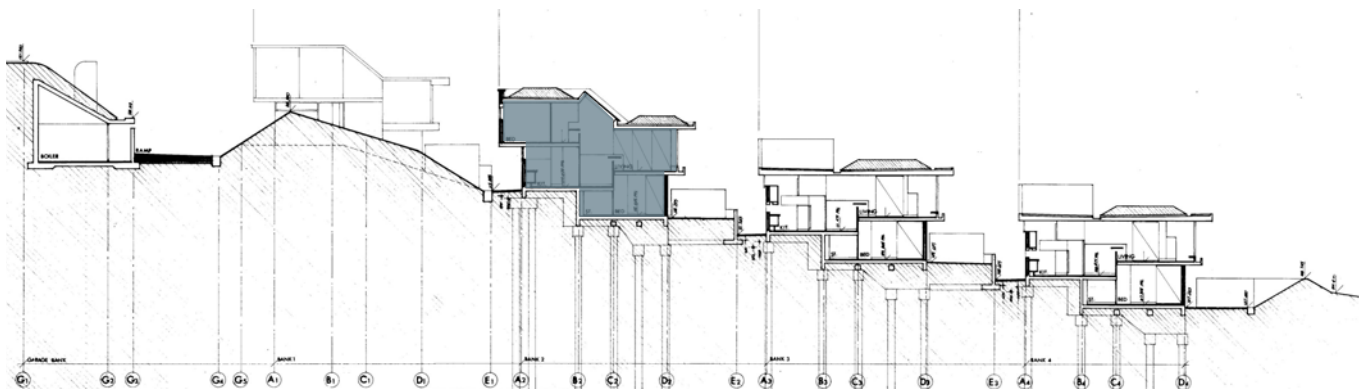
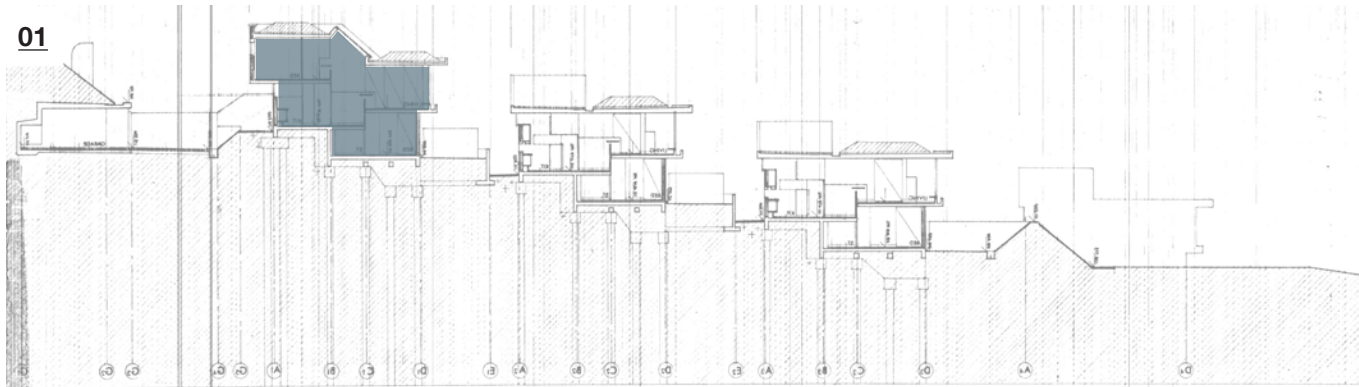
The Three Types

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



Section 02

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.

01 Cross section
02 Location plan

Key:

- Flat Type Location
- Flats not subject to application

The 6P Type

The six 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 four level arrangement that is no higher than two storeys on any level, as per the covenant. These six person properties sit at the top of the site and with no northern neighbour have unobstructed light from both the North and South of the site.

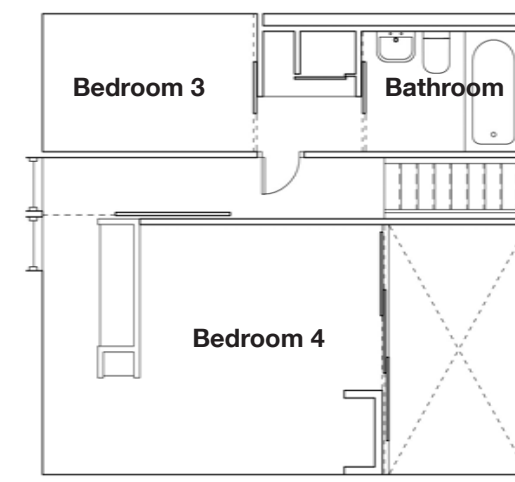
Entering the dwelling from the north/south street, arrival is into the mid level of the dwelling which houses the kitchen and dining room and storage. Taking the stair up, the mezzanine level houses a full width living room and the access out to the main external space. This access comprises a bridge, crossing over public footpaths below, to a roof terrace hosted on the roof of the adjacent dwelling. Following a long staircase up again brings you to the top floor with two bedrooms and the family bathroom. The remaining two bedrooms and a small WC are located on the lowest level which also opens out onto a small enclosed courtyard.

Features

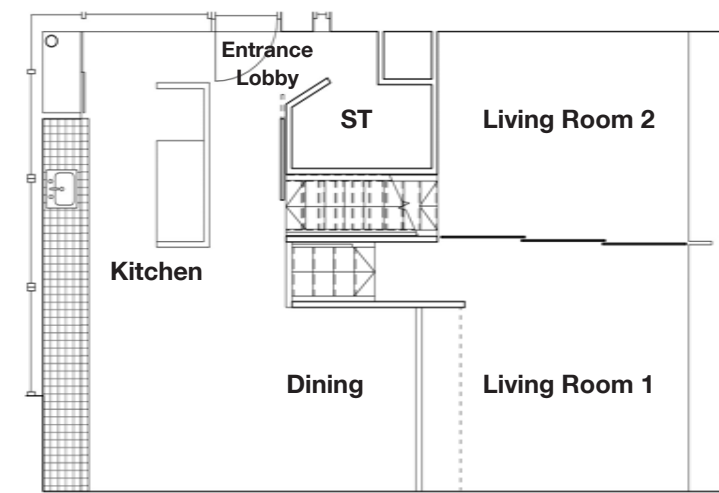
The open, flowing organisation of the space within the dwelling is achieved through a series of unique features that also allow a degree of flexibility in the use of the spaces: Sliding partitions; low levels walls and clean uncluttered walls and ceilings.

Kitchen Design

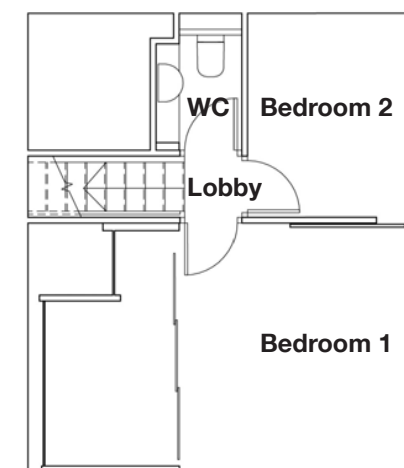
The kitchen is a galley arrangement, with an insitu concrete worktop along the north facing wall, clad with tiles that also extend up the walls to form a splashback. The worktop stops short of the full width of the room with a full height cupboard at one end. There are built-in cupboards below this worktop constructed from solid timber carcasses 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.



First Floor Plan



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 not original)
- 02 Original sliding cupboard doors
- 03 Original loft access doors
- 04 Original Timber stairs and handrail

01



02



03



04



Section 03

03

Proposed Works

Design Approach

01



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

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.

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.

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

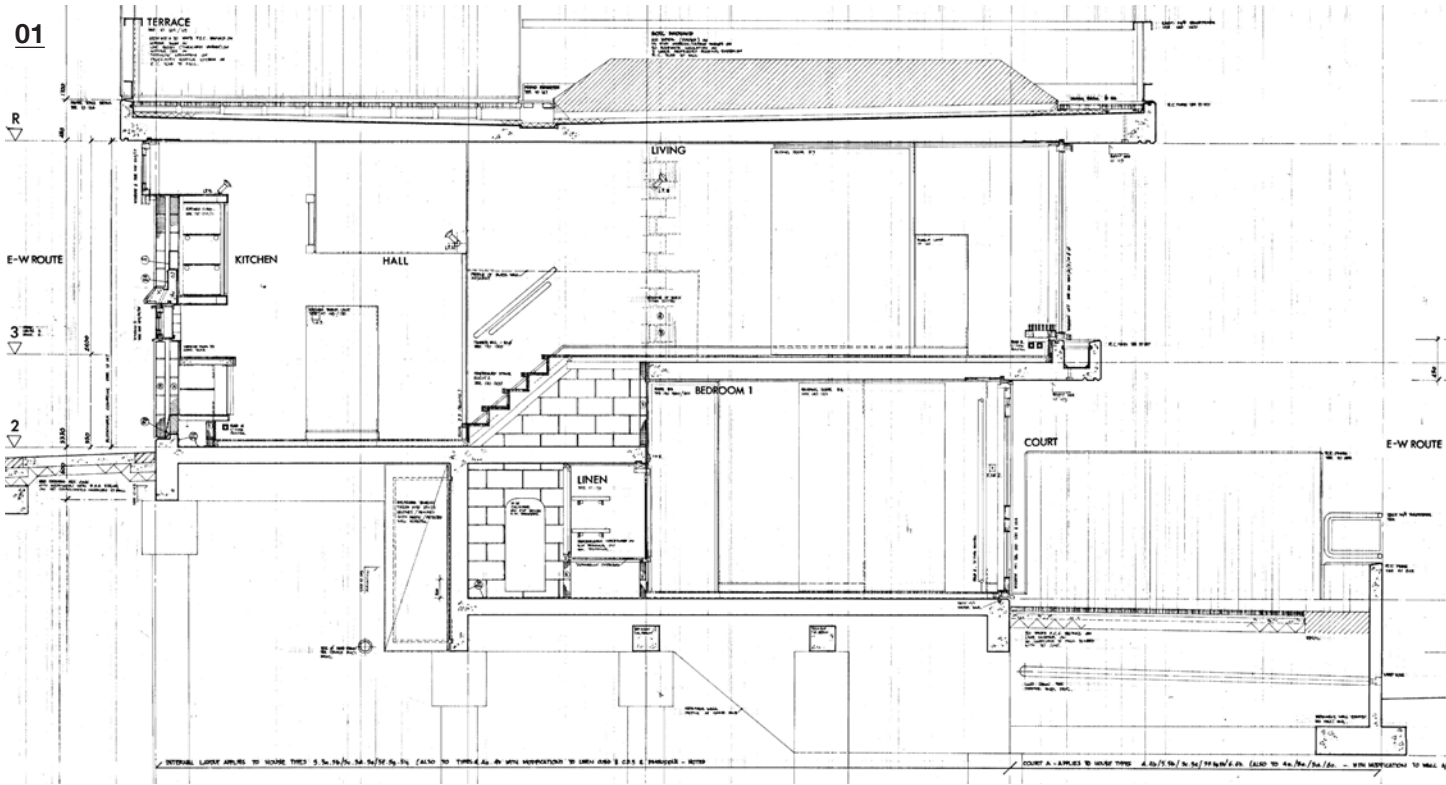
The original worktops, terracotta tiling over reinforced concrete, formed a striking, heavy feature that related to the bold aesthetic of the estate. This was, in the original design, complemented by lightweight elements: Steel sink units, and shelf infill panels that provided a more flexible area that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

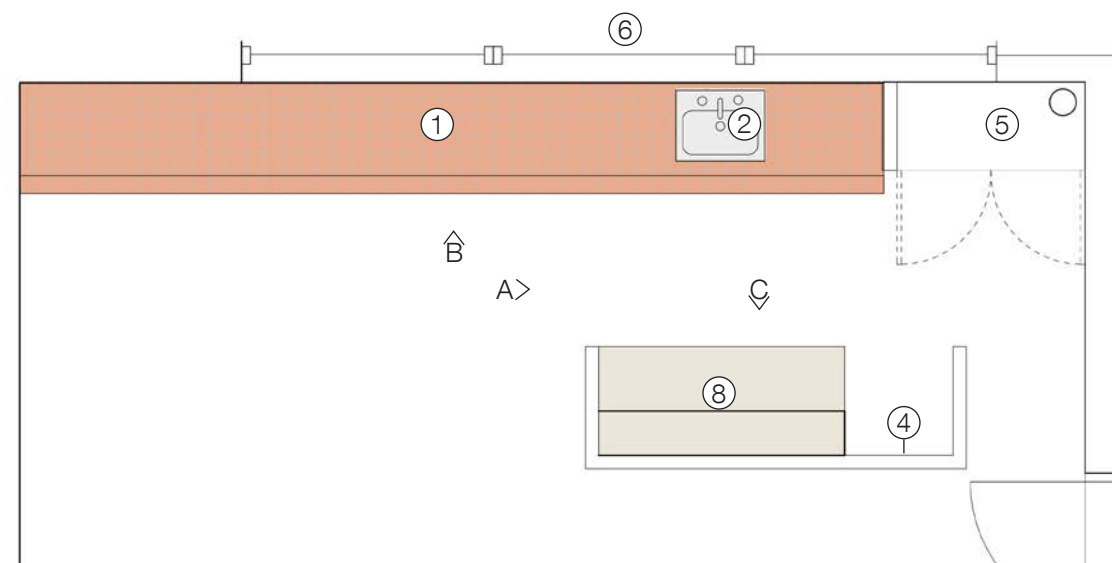
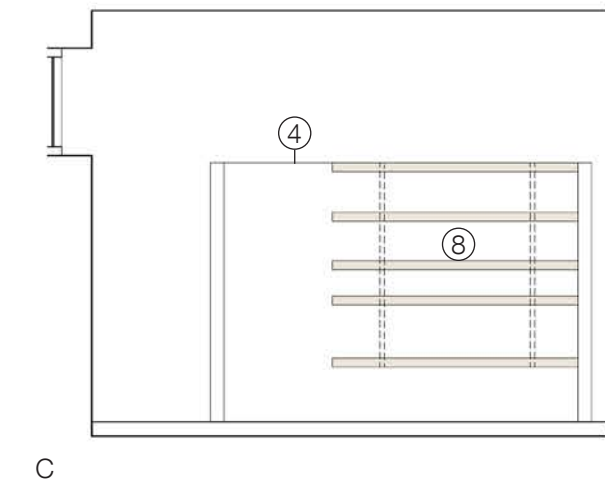
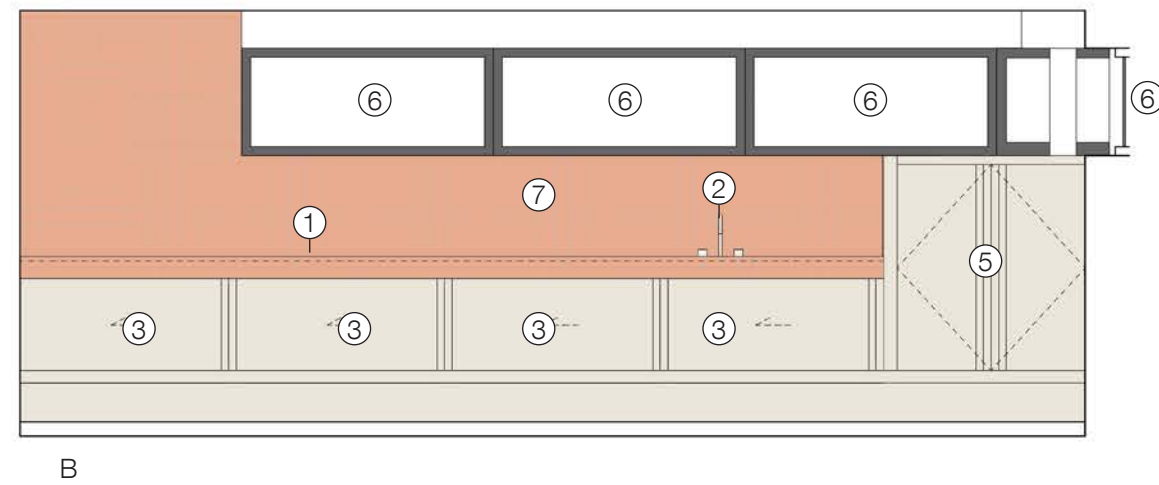
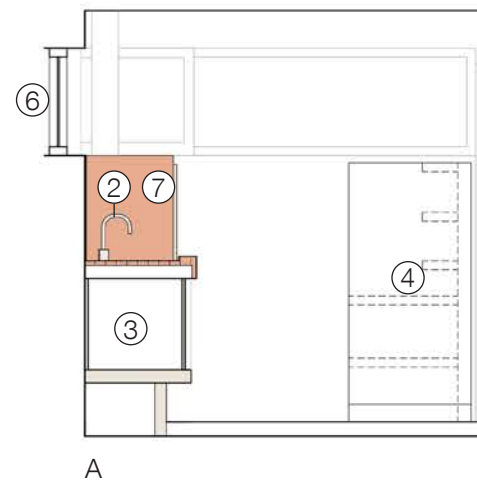
The spur shelves in the island unit have not been found to be original in any of the dwellings surveyed. As, by modern standards, the shelving is not practical for the installation of modern appliances, it is proposed to install a solid timber worktop to complement the timber cupboard doors of the original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

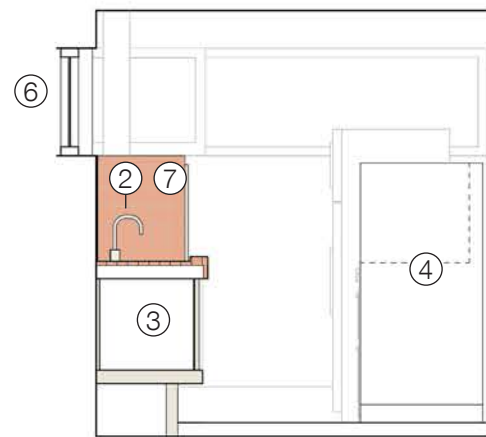


01 Original section through kitchen

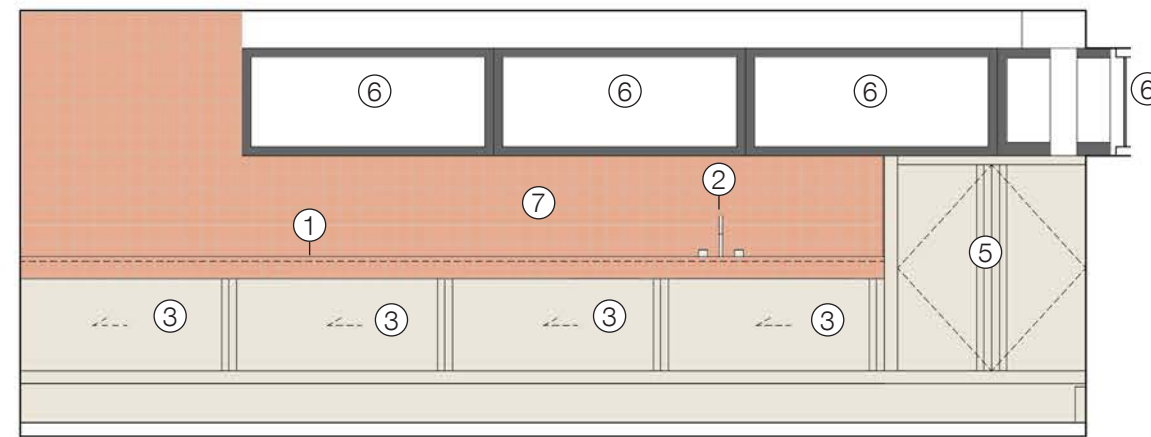


- Key:**
- 01 - Tiled worktop
 - 02 - SS sink
 - 03 - Ply faced cupboards
 - 04 - Concrete block 'island'
 - 05 - Tall cupboard
 - 06 - Original windows
 - 07 - Tiled splashback
 - 08 - Spur shelving

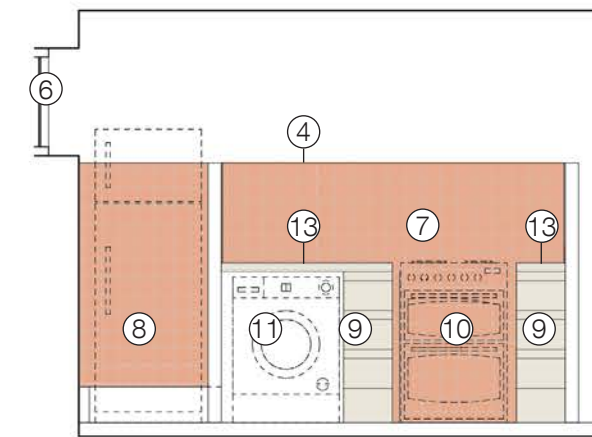
The Original Kitchen



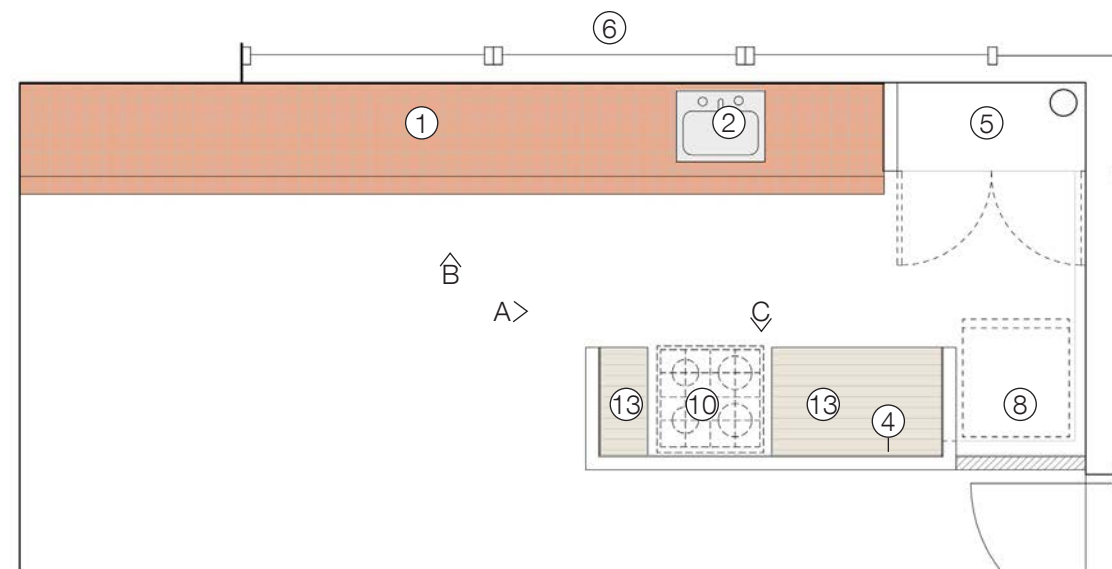
A



B



C

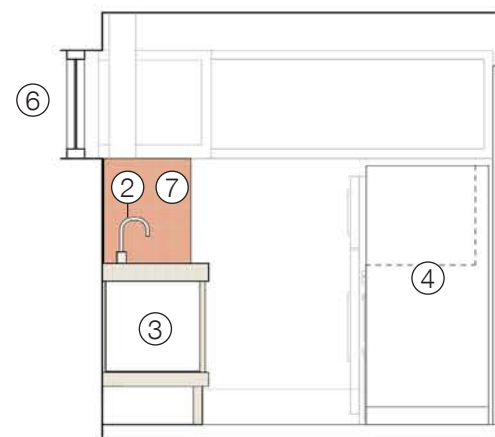


Key:

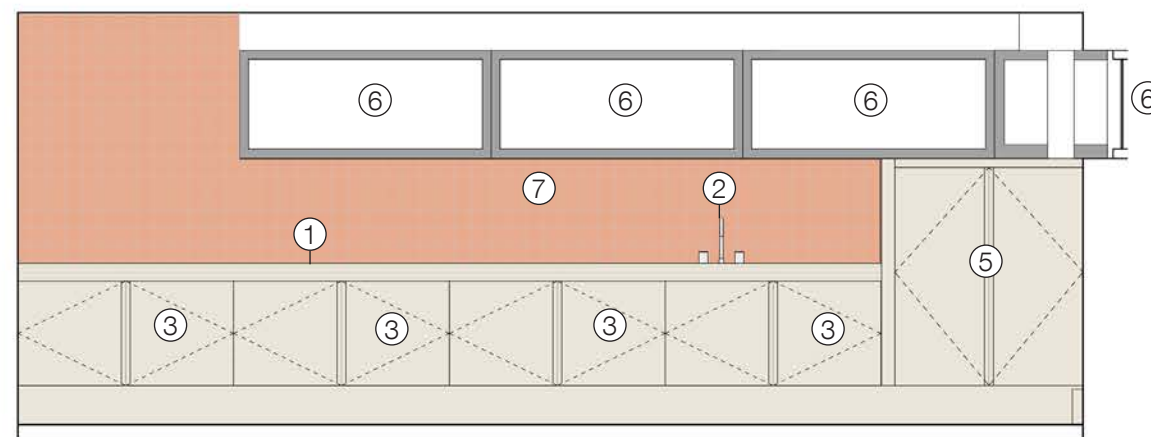
- 01 - Tiled worktop
- 02 - SS sink and taps
- 03 - Ply faced cupboards
- 04 - Concrete block 'island'
- 05 - Tall cupboard
- 06 - Original windows
- 07 - Tiled splashback
- 08 - Freestanding fridge freezer
- 09 - Timber drawer unit
- 10 - Freestanding cooker
- 11 - Freestanding washing machine
- 12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

The Modified Kitchen

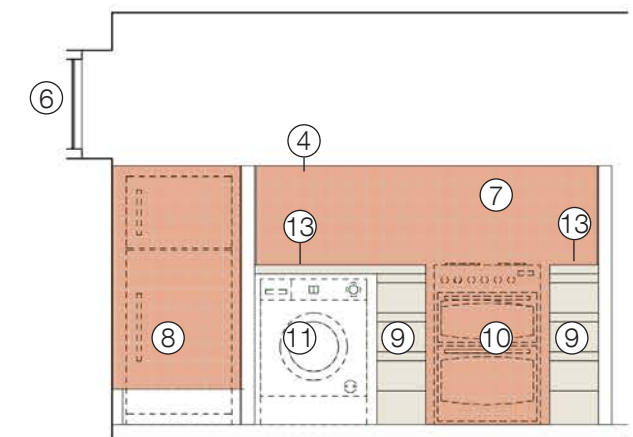
Where there are a significant number of original fittings in place and in good condition the proposal is to retain and refurbish with missing features restored to their original design. This kitchen will replicate the original design as closely as possible and modern interventions would be limited to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



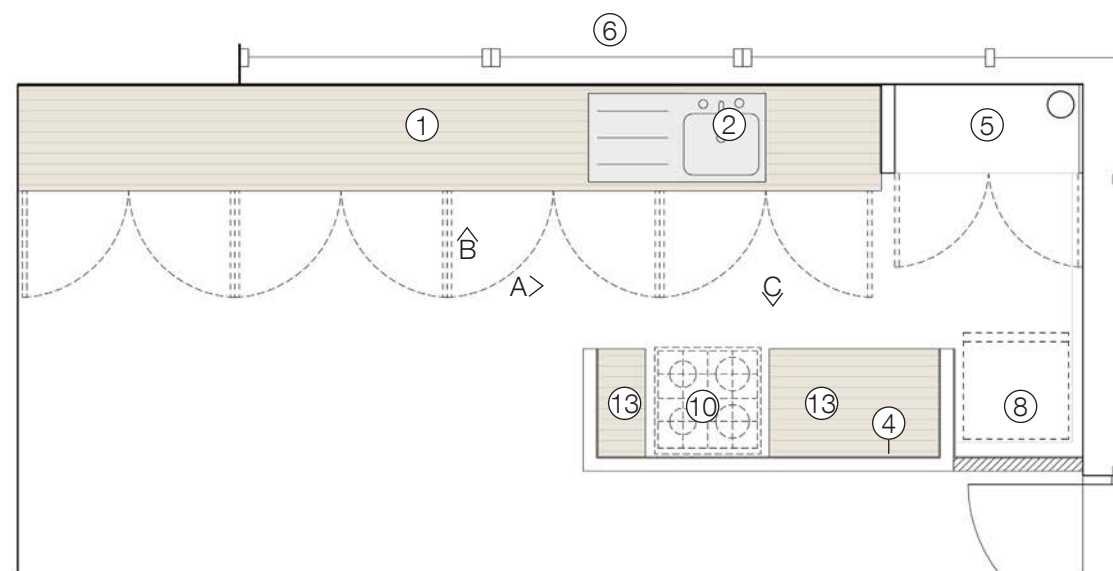
A



B



C



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 - Freestanding fridge freezer
- 09 - Timber drawer unit
- 10 - Freestanding cooker
- 11 - Freestanding washing machine
- 12 - Freestanding dishwasher

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 susbstitutions 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:



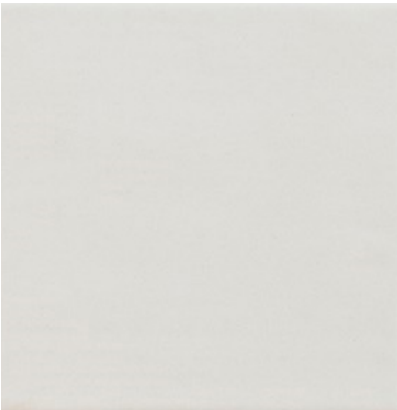
Plywood Cabinetry

High grade birch plywood stained and varnished to match existing:



Bathroom Tiles

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



Section 04

04

Appendix

No. 1 Spedan Close
No. 2 Spedan Close
No. 4 Spedan Close
No. 6 Spedan Close
No. 9 Spedan Close
No. 10 Spedan Close
No. 11 Spedan Close
No. 12 Spedan Close

No. 1 Spedan Close



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

Current condition of dwelling

Kitchen:

- Original concrete worktop retained and tiles replaced. [01+02+05]
- Original tiled splashback painted over. [02+04+05]
- Original carcass of below-worktop cupboards retained and doors replaced. [01+02+05]
- Original doors to tall cupboard replaced. [04]
- Low level heater removed and replaced with wall mounted radiator. [05]
- Island tiled to internal and external face. [03]



No. 1 Spedan Close

| Proposed Schedule of Works | | Condition | Works | Listing sensitive feature |
|----------------------------|----------------------------|--|---|---------------------------|
| Feature | | | | |
| KITCHEN | | | | |
| 1.0 | Worktop | | | |
| 1.1 | Tiled worktop | Non-original tiles applied to original worktop | To be retiled to match original | Y |
| 1.2 | Stainless steel sink | To be replaced | Replace with new stainless steel sink | N |
| 2.0 | Tiled splashback | | | |
| 2.1 | Tiled splashback | Original tiles painted over | Tiles to be retained and cleaned if possible. If tiles cannot be salvaged then to be replaced 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 |
| 4.0 | Half-height kitchen island | | | |
| 4.1 | Solid walls | Tiled to both sides | Non-original tiles to be removed. Exterior face to be painted and internal face to be tiled to match original | 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 |
| 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. 2 Spedan Close



Dwelling Type : Six person
Design Approach: Modified
Better Homes works: Kitchen (cpboard doors), bathroom and rewiring

Current condition of dwelling

Kitchen:

- Original concrete worktop and tiles retained. [01+02]
- Original tiled splashback retained. [01+02]
- Original carcass of below-worktop cupboards retained and doors replaced. [01+02]
- Original island unit tiled to internal and external face. [03+04]

Bathroom:

- Original tiles retained and extent modified. [05+06]



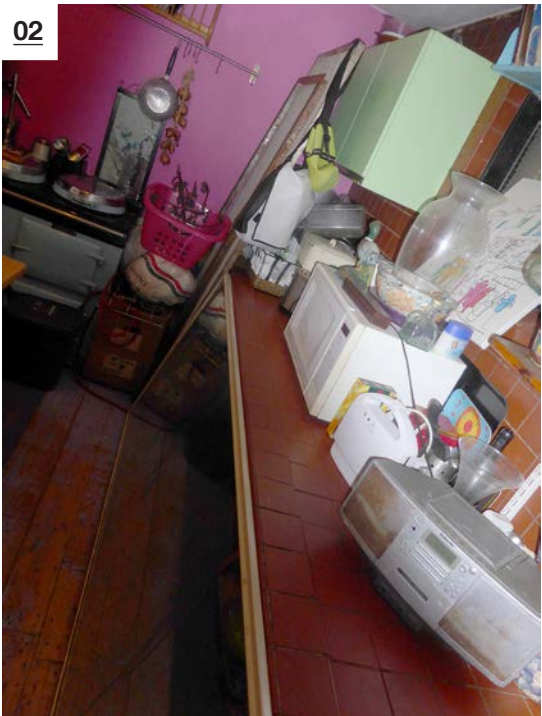
No. 2 Spedan Close

| Proposed Schedule of Works | | Condition | Works | Listing sensitive feature |
|----------------------------|-----------------------------|--|--|---------------------------|
| | Feature | | | |
| KITCHEN | | | | |
| 1.0 | Worktop | | | |
| 1.1 | Tiled worktop | In good condition | None | Y |
| 1.2 | Stainless steel sink | To be retained | None | N |
| 2.0 | Tiled splashback | | | |
| 2.1 | Tiled splashback | In good condition | None | Y |
| 3.0 | Cupboards | | | |
| 3.1 | Below worktop cupboards | Non-original doors fixed to original carcass | Replica doors to be birch plywood facing | Y |
| 4.0 | Half-height kitchen island | | | |
| 4.1 | Solid walls | Tiled to both sides | None | Y |
| 4.2 | Infill shelving | Original shelves removed. Non-original worktop installed | None | N |
| 5.0 | Flooring and walls | | | |
| 5.1 | Sheet lino flooring | In poor condition | None | N |
| 5.2 | Walls | In good condition | None | N |
| WC | | | | |
| 6.0 | Sanitary Fixtures | | | |
| 6.1 | WC | In good condition | None | N |
| 6.2 | Sink | In good condition | None | N |
| 7.0 | Flooring and Walls | | | |
| 7.1 | Flooring | In good condition | None | N |
| 7.2 | Walls | In good condition | None | N |
| 7.3 | Access panels to rear of WC | In good condition | None | Y |
| 8.0 | Door | | | |
| 8.1 | Timber swing door | In good condition | None | Y |
| BATHROOM | | | | |
| 9.0 | Sanitary fixtures | | | |
| 9.1 | Bath | Not original, poor condition | To be replaced | N |
| 9.2 | WC | In good condition | None | N |
| 9.3 | Sink | In good condition | None | N |
| 10.0 | Walls and flooring | | | |
| 10.1 | Flooring | Original tiles in good condition | None | |
| 10.2 | Tiling | Original tiles in good condition | None | N |
| 11.0 | Door | | | |
| 11.1 | Timber sliding door | Door in good condition | None | Y |

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. 4 Spedan Close



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

Current condition of dwelling

Kitchen:

- Original concrete worktop and tiles retained. [01+02]
- Original tiled splashback retained. [01+02]
- Original carcass of below-worktop cupboards retained, tracks and doors replaced. [01+02]
- Original island unit removed.

No. 4 Spedan Close

| Proposed Schedule of Works | | Condition | Works | Listing sensitive feature |
|----------------------------|----------------------------|-------------------------------------|---|---------------------------|
| Feature | | | | |
| KITCHEN | | | | |
| 1.0 | Worktop | | | |
| 1.1 | Tiled worktop | Retained, in poor condition | Tiles to be replaced where damaged, grout to be renewed | Y |
| 1.2 | Stainless steel sink | To be replaced | Replace with new stainless steel sink | N |
| 2.0 | Tiled splashback | | | |
| 2.1 | Tiled splashback | Retained, in poor condition | Tiles to be replaced where damaged/missing, grout to be renewed | Y |
| 3.0 | Cupboards | | | |
| 3.1 | Below worktop cupboards | Original doors and carcass replaced | Carcass to be reinstated and replica doors to be birch plywood facing | Y |
| 4.0 | Half-height kitchen island | | | |
| 4.1 | Solid walls | Removed | To be reinstated to match original | Y |
| 4.2 | Infill shelving | Removed | Island to have solid timber worktop | N |
| 5.0 | Flooring and walls | | | |
| 5.1 | Timber flooring | In poor condition | Replace with sheet lino | N |
| 5.2 | Walls | In poor condition | To be repainted | N |
| 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. 6 Spedan Close



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

Current condition of dwelling

Kitchen:

- Original concrete worktop retained and re-tiled. [01+02]
- Original tiled splashback re-tiled. [01+02]
- Original carcass of below-worktop cupboards retained and doors replaced. [01+02]
- Original doors to tall cupboard replaced. [04]
- Original island unit tiled to internal and external face. [03+05]



No. 6 Spedan Close

| Proposed Schedule of Works | | Condition | Works | Listing sensitive feature |
|----------------------------|----------------------------|--|---|---------------------------|
| Feature | | | | |
| KITCHEN | | | | |
| 1.0 | Worktop | | | |
| 1.1 | Tiled worktop | Concrete retained and tiles replaced | Tiles to be removed and replaced with tile to match original | Y |
| 1.2 | Stainless steel sink | To be replaced | Replace with new stainless steel sink | N |
| 2.0 | Tiled splashback | | | |
| 2.1 | Tiled splashback | Tiles replaced | Tiles to be removed and replaced with tile to match original | Y |
| 3.0 | Cupboards | | | |
| 3.1 | Below worktop cupboards | Original doors replaced | Carcass to be refurbished and replica doors to be birch plywood facing | Y |
| 4.0 | Half-height kitchen island | | | |
| 4.1 | Solid walls | Retained and tiled to external and internal face | All tiles to be removed, external face to be painted and internal face re-tiled to match original | Y |
| 4.2 | Infill shelving | Removed | Island to have solid timber worktop fitted | N |
| 5.0 | Flooring and walls | | | |
| 5.1 | Timber flooring | In good condition | None | N |
| 5.2 | Walls | In good condition | To be repainted | N |
| 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. 9 Spedan Close



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

Current condition of dwelling

Kitchen:

- Original concrete worktop and tiles retained. [01 + 02 + 03]
- Original tiled splashback retained. [01 + 02 + 03]
- Original below worktop cupboard carcass retained and doors replaced. [01 + 02 + 03]
- Original racked shelving retained but painted. [02 + 03]
- Original island unit and racked shelving removed. [04]



No. 9 Spedan Close

| Proposed Schedule of Works | | Condition | Works | Listing sensitive feature |
|----------------------------|----------------------------|--|--|---------------------------|
| Feature | | | | |
| KITCHEN | | | | |
| 1.0 | Worktop | | | |
| 1.1 | Tiled worktop | Original concrete worktop and tiles retained | Tile grout to be refurbished and any damaged tiles replaced | Y |
| 1.2 | Stainless steel sink | To be replaced | Replace with new stainless steel sink | N |
| 2.0 | Tiled splashback | | | |
| 2.1 | Tiled splashback | Original tiles retained | Tile grout to be refurbished and any damaged tiles replaced | Y |
| 3.0 | Cupboards | | | |
| 3.1 | Below worktop cupboards | Original doors replaced | Carcass to be refurbished and replica doors to be birch plywood facing | Y |
| 4.0 | Half-height kitchen island | | | |
| 4.1 | Solid walls | Island completely removed | Island walls to be replaced to match original | Y |
| 4.2 | Infill shelving | Removed | Island to have solid timber worktop fitted | N |
| 5.0 | Flooring and walls | | | |
| 5.1 | Timber flooring | In poor condition | Sheet lino to be laid | N |
| 5.2 | Walls | In good condition | To be repainted | N |
| 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. 10 Spedan Close

01



02



03



Dwelling Type : Six person
Design Approach: Modified
Better Homes works: Rewiring

Current condition of dwelling

Kitchen:

- Original concrete worktop and tiles retained. [01 + 02 + 03]
- Original tiled splashback retained. [01 + 02 + 03]
- Original below worktop cupboard carcass retained and doors replaced. [01 + 02 + 03]
- Original racked shelving retained but painted. [01 + 02]
- Original island unit retained and shelving replaced. [04]

04



No. 10 Spedan Close

| Proposed Schedule of Works | | Condition | Works | Listing sensitive feature |
|----------------------------|----------------------------|--|--|---------------------------|
| Feature | | | | |
| KITCHEN | | | | |
| 1.0 | Worktop | | | |
| 1.1 | Tiled worktop | Original concrete worktop and tiles retained | Tile grout to be refurbished and any damaged tiles replaced | Y |
| 1.2 | Stainless steel sink | To be replaced | Replace with new stainless steel sink | N |
| 2.0 | Tiled splashback | | | |
| 2.1 | Tiled splashback | Original tiles retained | Tile grout to be refurbished and any damaged tiles replaced | Y |
| 3.0 | Cupboards | | | |
| 3.1 | Below worktop cupboards | Original doors replaced | Carcass to be refurbished and replica doors to be birch plywood facing | Y |
| 4.0 | Half-height kitchen island | | | |
| 4.1 | Solid walls | Walls retained and tiled | Island to be tiled to internal face and painted to external face. Tiles to match original. | Y |
| 4.2 | Infill shelving | Removed | Island to have solid timber worktop fitted | N |
| 5.0 | Flooring and walls | | | |
| 5.1 | Lino flooring | In poor condition | Sheet lino to be laid | N |
| 5.2 | Walls | In good condition | To be repainted | N |
| 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. 11 Spedan Close



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

Current condition of dwelling

- Kitchen:**
- Original concrete worktop and tiles retained. [01+02+03]
 - Original tiles splashback retained. [01+02]
 - Original carcass for below-worktop cupboards retained, original doors replaced. [01+02+03]
 - Original doors to tall cupboards removed. [03]
 - Island tiled to internal face and worktop fitted with cupboards below. [03+04+05]
 - Island adapted for full height fitted oven. [03+05]



No. 11 Spedan Close

| Proposed Schedule of Works | | Condition | Works | Listing sensitive feature |
|----------------------------|----------------------------|---|---|---------------------------|
| Feature | | | | |
| KITCHEN | | | | |
| 1.0 | Worktop | | | |
| 1.1 | Tiled worktop | Concrete and tiles retained and in good condition | Tile grout to be refurbished and any damaged tiles replaced | Y |
| 1.2 | Stainless steel sink | To be replaced | Replace with new stainless steel sink | N |
| 2.0 | Tiled splashback | | | |
| 2.1 | Tiled splashback | Tiles retained and in good condition | Tile grout to be refurbished and any damaged tiles replaced | Y |
| 3.0 | Cupboards | | | |
| 3.1 | Below worktop cupboards | Original carcass retained and doors replaced | Carcass to be refurbished and replica doors to be birch plywood facing with solid timber replica handle | Y |
| 4.0 | Half-height kitchen island | | | |
| 4.1 | Solid walls | Retained, tiled to internal face and adapted for full height oven | Island walls returned to original arrangement and re-painted to external face | Y |
| 4.2 | Infill shelving | Removed | Island to have solid timber worktop fitted with tiled splashback above, tiles to match original | N |
| 5.0 | Flooring and walls | | | |
| 5.1 | Timber flooring | In poor condition | To be replaced | N |
| 5.2 | Walls | In good condition | To be repainted | N |
| 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. 12 Spedan Close

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

Current condition of dwelling

Kitchen:

- Original concrete worktop and tiles retained. Partly covered over with non-original worktop. [01+02+03+05]
- Original tiled splashback retained. [01+02+03+05]
- Original below-worktop carcass retained and doors replaced. [01+02+03]
- Original island walls replaced with timber panelled partition. [03+04]
- Island fitted with non-original cupboards and worktop. [04]
- Doors to tall cupboard removed. [02]

Bathroom:

- Original tiles retained. [06]
- Original service access wall panels replaced. [06]



No. 12 Spedan Close

| Proposed Schedule of Works | | Condition | Works | Listing sensitive feature |
|----------------------------|----------------------------|--|---|---------------------------|
| Feature | | | | |
| KITCHEN | | | | |
| 1.0 | Worktop | | | |
| 1.1 | Tiled worktop | Concrete and tiles retained, part covered over with non-original worktop | Non-original worktop to be removed and original tiles made good. Tile grout to be renewed. | Y |
| 1.2 | Stainless steel sink | To be replaced | Replace with new stainless steel sink | N |
| 2.0 | Tiled splashback | | | |
| 2.1 | Tiled splashback | Tiles retained, some painted | Tiles to be refurbished and grout renewed | Y |
| 3.0 | Cupboards | | | |
| 3.1 | Below worktop cupboards | Original carcass retained and doors replaced | Carcass to be refurbished and replica doors to be birch plywood facing with solid timber replica handle | Y |
| 4.0 | Half-height kitchen island | | | |
| 4.1 | Solid walls | Replaced with timber panelled partition | Island to be reinstated | Y |
| 4.2 | Infill shelving | Removed | Island to have solid timber worktop fitted with tiled splashback above, tiles to match original | N |
| 5.0 | Flooring and walls | | | |
| 5.1 | Timber flooring | In good condition | None | N |
| 5.2 | Walls | In good condition | To be repainted | N |
| BATHROOM | | | | |
| 6.0 | Sanitary fixtures | | | |
| 6.1 | Bath | Not original | To be replaced | N |
| 6.2 | WC | In good condition | None | N |
| 6.3 | Sink | In good condition | None | N |
| 7.0 | Walls and flooring | | | |
| 7.1 | Flooring | Original tiles in good condition | Tile grout to be renewed | Y |
| 7.2 | Tiling | Original tiles in good condition | Tile grout to be renewed | Y |
| 8.0 | Door | | | |
| 8.1 | Timber sliding door | Door removed | Door to be reinstated | Y |
| WC | | | | |
| 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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