

# Spedan Close Type 5P

### Design & Access Statement

**Design & Access Statement** 

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Introduction

# Introduction

Council leased dwellings at Spedan Close.

The following drawings and photos have been **Better Homes** pieced together to provide as complete an image Of the 42 dwellings on the estate, 28 of them are of the original design intent as possible to allow still owned and leased by Camden Council. As the proposed works to be sensitive to the listing. part of the council's programme of 'Better Homes' improvements, which apply to every council owned The Three Types and rented property, the council are preparing a 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.

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 The applications for these works have been internal features and whilst the external condition split into three separate documents for the three of the estate has been thoroughly documented and relatively unchanged over the years, the internal dwelling types. Each application contains a heritage statement, details the original characteristics of the layout and fittings have little remaining evidence of their original state and are in varying states of type and describes the design approach. Each individual dwelling's current condition is then condition. Over the years many of the properties recorded along with a specific proposed schedule have been altered by the tenants and Camden Council, either where original features have failed of works as an appendix to the application for the or due to the desire to install modern appliances. type.

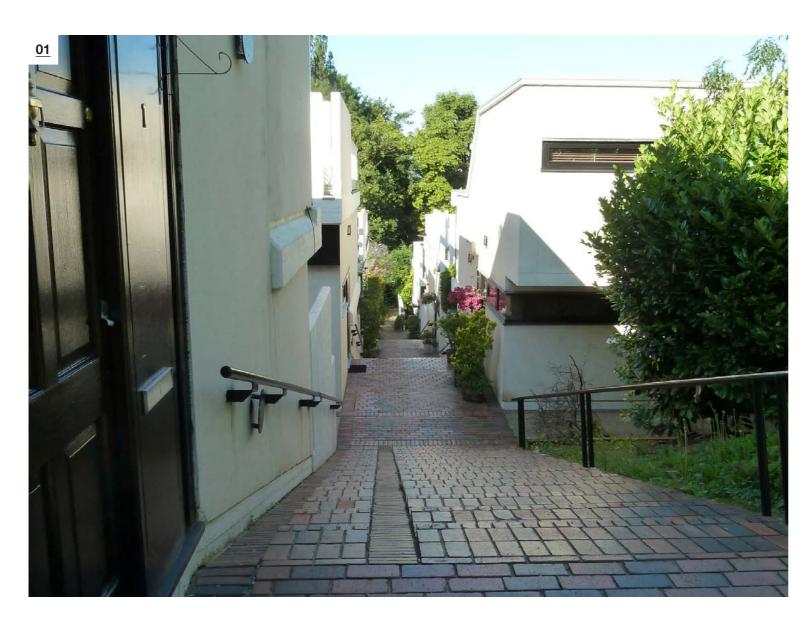


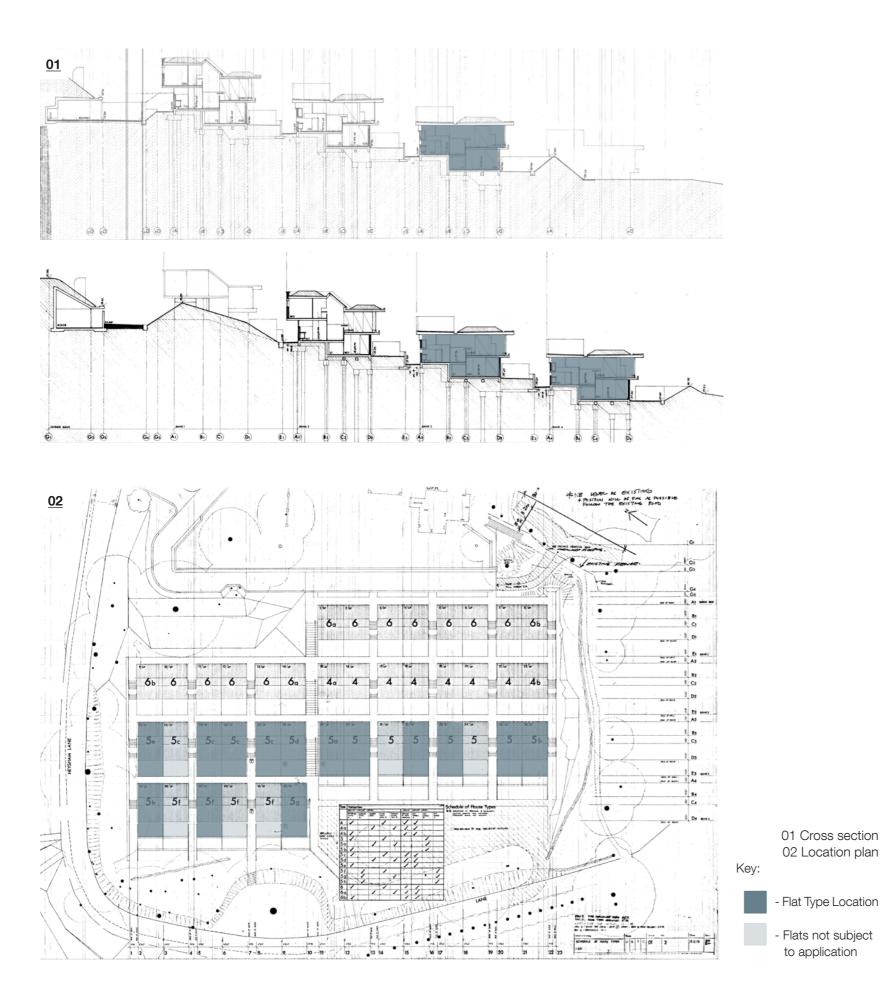
Image reference: 01 North / south route through the estate

### 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

### **Application Structure**



Analysis



# **Spedan Close**

public sector architecture.

### **Statement of Significance**

The dwellings at Spedan Close form a residential the ground floor plan of the dwellings and provide additional space and light for the tenants. The estate of 42 semi-detached dwellings in Camden, estate has a mix of 4-, 5- and 6 person dwellings NW3. The estate was built between 1974-76 and and is designed to the Parker Morris standards for Grade II listed in 2010. space and storage.

Camden Council bought the Edwardian mansion Externally the materials are restricted to expressed, Branch Hill Lodge and its grounds in 1965, textured grey concrete frame and slab edges allocating the grounds for social housing and converting the mansion into housing for the elderly. with smooth rendered walls and dark stained In 1970 the council commissioned Gordon Benson timber windows and doors. The bold modernist and Alan Forsyth, of London Borough of Camden aesthetic typical of Camden Council is softened Architects Department, for the design of the estate. by the stepped garden terraces and brick paved The architects were heavily influenced by their time passageways. working with Neave Brown for Camden Council and the design is reminiscent of a number of post-war Internally the dwellings feature open flowing spaces, bespoke fitted furniture and a restrained palette of modernist housing estates built by Camden Council materials. The openness of the space is achieved and overseen by borough architect Sydney Cook; through the use of sliding partitions and mezzanine 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 semidetached constraint the estate is intersected by a grid of narrow brick paved passageways that define

to application

### 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

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 5P Type

The five 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. This layout only differs for the dwellings at the south of the site where the main external space this worktop and high-level glazing above the wall is a garden at ground level

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**

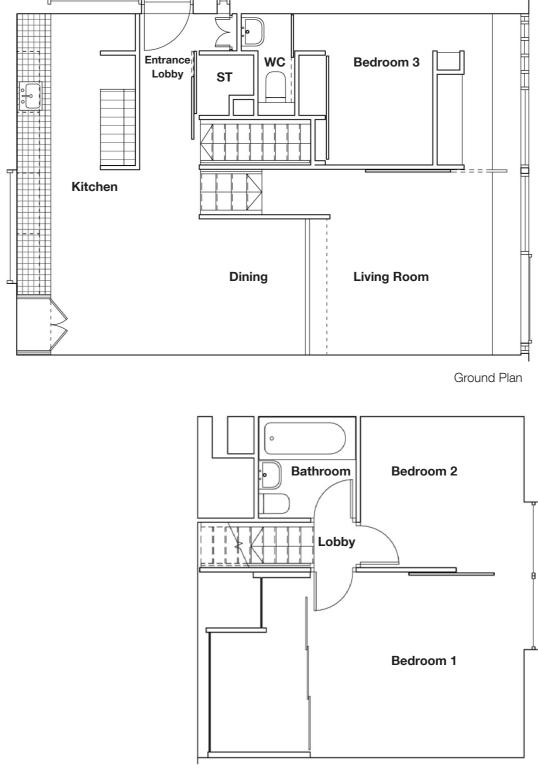
The kitchen is a galley arrangement, with an insitu concrete worktop along the north facing wall, clad with tiles that also extend up the walls to form a splashback. The worktop stops short of the full width of the room with a full height cupboard at one end. There are built-in cupboards above and below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

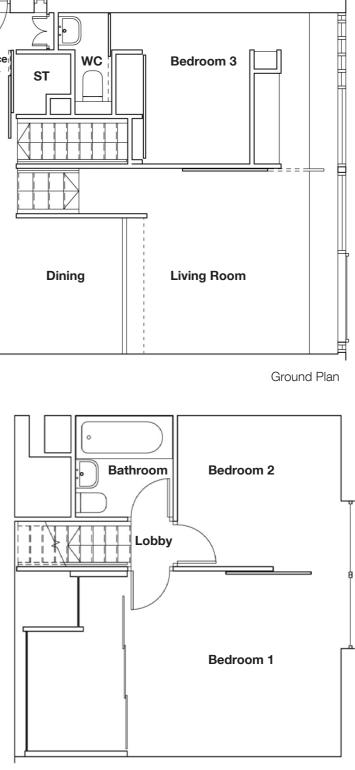
#### Use, scale and layout

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.





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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 the south side of the dwelling allows the space to internal layout of the property, the tiled concrete kitchen worktop, the built-in cupboards and shelves, the room-dividing sliding partitions, storeyheight 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 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.

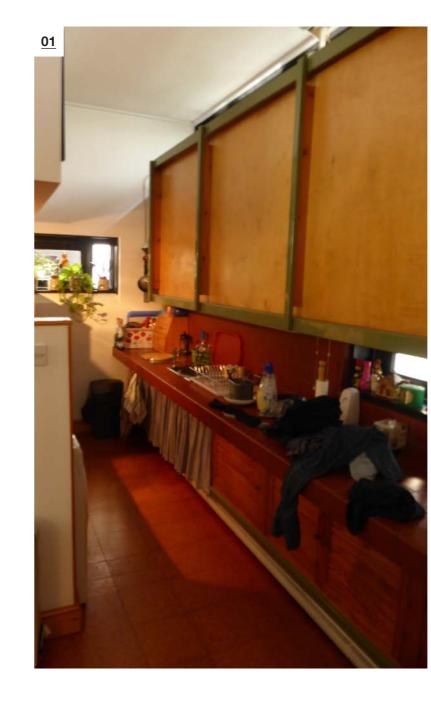
#### Other features:

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











**Proposed Works** 

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# **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 2. The Replaced Kitchen: Where the original features have been comprehensively altered or outline a refurbishment approach based on the removed, the kitchen will be replaced with one that current condition of the dwellings. The proposals must take into account current regulations (e.g. is sympathetic to the original design intent. gas, electrical and energy certificates, the client Approaches to existing features brief) and the needs and aspirations of the residents whilst maintaining the historic, listed interiors.

In the majority of cases the original concrete worktop and tiling, the original carcasses for the London Borough of Camden's Conservation cupboards and the concrete island have all been Team requires original features removed without retained. Where this is the case the preferred authorisation/consent to be reinstated as original or approach would be to retain and refurbish these agreed alternative arrangement. Bespoke features features and reinstate those features that are introduced by residents present a maintenance missing. In the instances where there are fewer liability for London Borough of Camden and are retained features than these three, the approach generally stripped out when renovating for the for the works would be for a sympathetic but Better Homes programme. contemporary refurbishment.

### **Conservation approach**

If for instance the original concrete worktop has Wherever possible, the original features will be been removed the proposal would be to install a solid timber worktop. Where the original cupboards retained and refurbished. There are however have been completely removed the proposal would many instances where there have been significant be to replace the cupboards in a similar proportion alterations or complete removal of the original features. The proposed works will therefore follow and material but with swing doors. 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. Where features are missing they will be reinstated to match original.



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 in whole or have had their sliding doors removed reinstatement of the original kitchen design.

#### Worktop materials

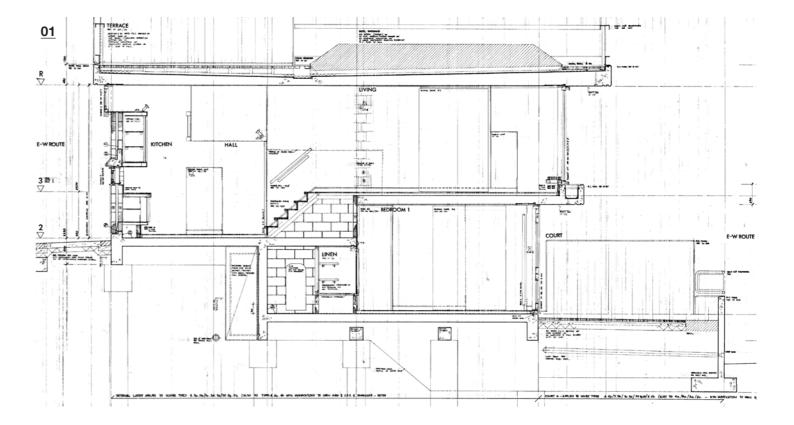
The original worktops, terracotta tiling over reinforced concrete, formed a striking, heavy feature that related to the bold aesthetic of the estate. This was, in the original design, complemented by lightweight elements: Steel sink units, and shelf infill panels that provided a more flexible area that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

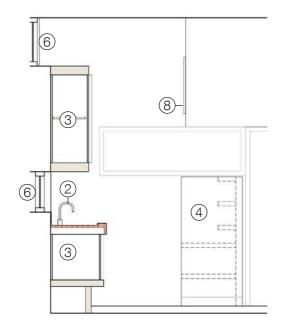
The spur shelves in the island unit have not been found to be original in any of the dwellings surveyed. As, by modern standards, the shelving is not practical for the installation of modern appliances, it is proposed to install a solid timber worktop to complement the timber cupboard doors of the original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

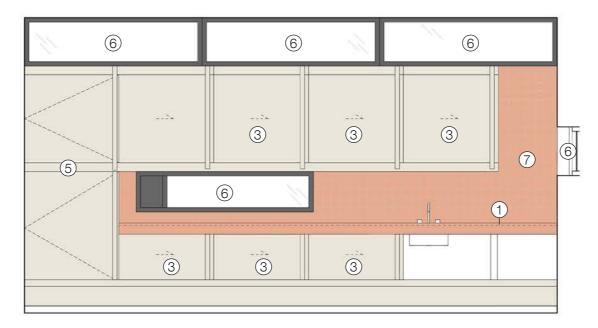
#### Cupboards

Many of the original cupboards have been replaced 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.



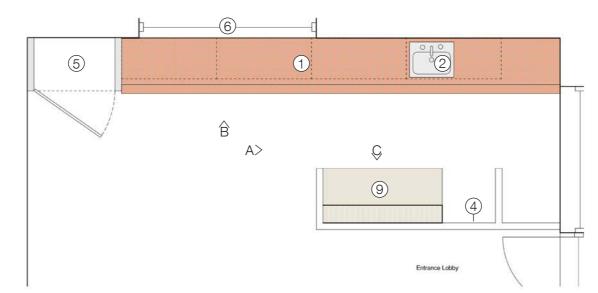
01 Original section through kitchen

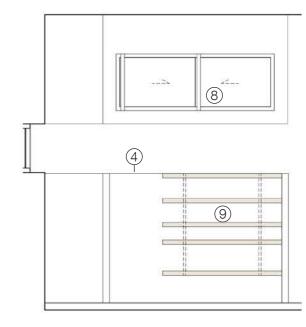




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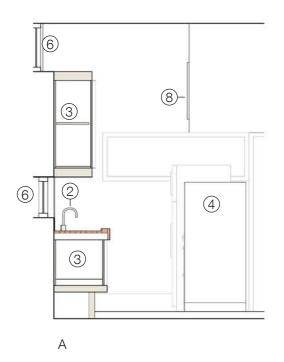


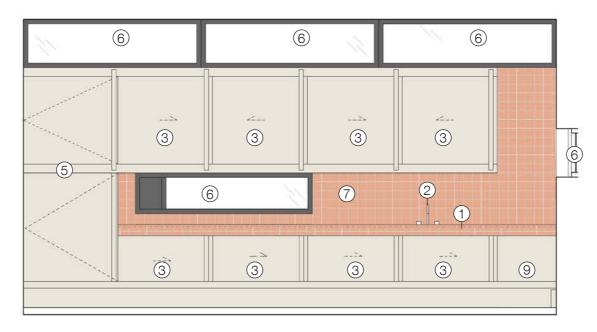
02	-	S
03	-	Ρ
04	-	С
05	-	F
06	-	О

- 01 Tiled worktop 02 SS sink

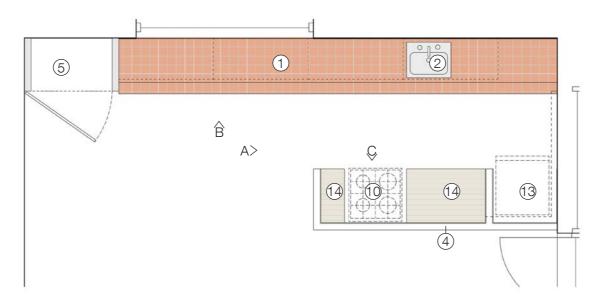
  - Ply faced cupboards
  - Concrete block 'island'
  - Full height cupboard
  - Original windows
- 07 Tiled splashback
- 08 Sliding doors to loft
- 09 Spur shelving

### The Original Kitchen



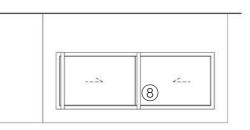


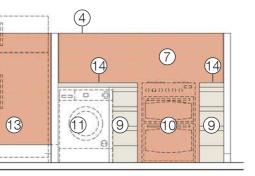
В



### 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.



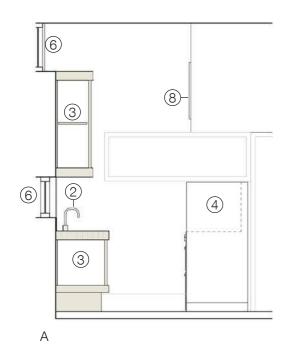


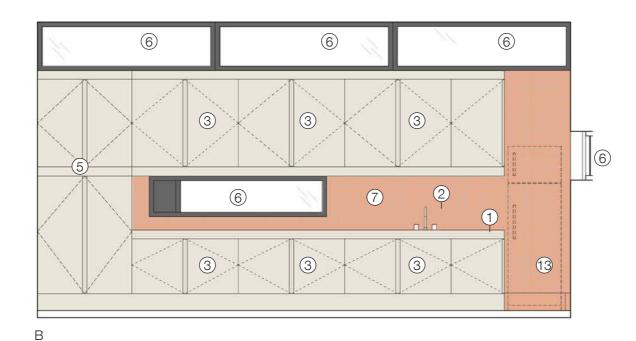
### Key:

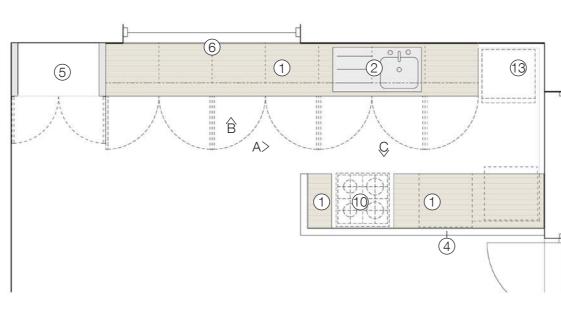
С

6

- 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







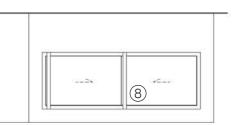


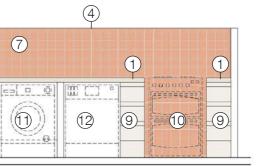
Where there has been a comprehensive level of refurbishment over the years and little of the original kitchen fittings remain, the proposal is to replicate the original fittings and materials in the style of the original. This would incorporate modifications to certain elements of the design such as 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.

6

С

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

### **The Replaced Kitchen**

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# **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**

### **Plywood Cabinetry**

original specification:

A plain terracotta matt tile, as per the High grade birch plywood stained and A plain off-white matt tile, as per the varnished to match existing:







#### **Bathroom Tiles**

original specification:





### Appendix

No. 23 Spedan	Close	No. 32	Spedan Close
No. 25 Spedan	Close	No. 33	Spedan Close
No. 26 Spedan	Close	No. 35	Spedan Close
No. 27 Spedan	Close	No. 36	Spedan Close
No. 28 Spedan	Close	No. 37	Spedan Close
No. 29 Spedan	Close	No. 39	Spedan Close
No. 30 Spedan	Close	No. 42	Spedan Close

# No. 23 Spedan Close

Dwelling Type : Design Approach: Better Homes works:

Five person Modified Kitchen and rewiring

### Current condition of dwelling

### Kitchen:

- Original concrete worktop and tiling retained. Full height cupboard doors replaced and [01+03+05+06] worktop installed. [08]
- Original tiled splashback retained. [01+03+05] ٠
- Original wall mounted cupboards removed • including carcass. [01+02+03]
- Original below-counter cupboards removed, • including carcass. [01+06]
- Island unit walls modified and worktop installed ٠ to top. [02+03+04]
- Timber panelling applied to island walls. [03]
- Loft doors replaced. [07] •





02



03





<u>01</u>

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### No. 23 Spedan Close

Prop	osed Schedule of Works	• · · · ·		
KITCH	Feature	Condition	Works	Listing sensitive feature
1.0	Worktop			
1.1	Tiled worktop	Tiles retained and generally good condition, some leaking around the sink	Replace damaged tiles and renew all grout	Y
1.2	Stainless steel sink	In poor condition	Replace with new stainless steel sink	Ν
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	Below worktop cupboards	Original carcass and doors removed	Replica doors to be birch plywood facing with solid timber replica handle	Y
3.2	Wall mounted cupboards	Original carcass and doors removed	Replica doors to be birch plywood facing with solid timber replica handle	Y
4.0	Half-height kitchen island			
4.1 4.2	Solid walls Shelves	Height modified, panelling applied and worktop fitted Original shelves removed. Non-original worktop installed	Height to be reinstated, panelling removed and wall made good Worktop to be removed and solid hardwood worktop replacement installed with tiled	Y Y
			splashback, to match original tiles	
5.0	Flooring and walls			
5.1	Sheet lino flooring	In poor condition	Sheet lino replacement to be laid	Ν
5.2	Walls	In good condition	To be repainted	Ν
6.0	Loft door			
6.1	Sliding timber doors	Doors missing	Doors to be replaced to match original	Y
WC				
NO V	WORKS			
BATU	ROOM			

**NO WORKS** 

Note:

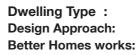
- Where existing tiles are in good condition, retain and repair any damage and replace any missing.

- 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. 25 Spedan Close



Five person Modified Kitchen and rewiring

### Current condition of dwelling

### Kitchen:

- Original concrete worktop and tiles retained. Loft door retained. [06] [01+02+03]
- Original tiled splashback retained. [01+02+03]
- Original wall mounted cupboard carcass and ٠ doors retained. [01+02+03]
- Original below counter cupboard carcass • retained and doors replaced. [01+02+03]
- Island retained and clad internally with timber panelling. [04]
- Worktop and fitted drawers installed to island. [04]









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<u>01</u>

### No. 25 Spedan Close

Prop	oosed Schedule of Works			
VITO	Feature	Condition	Works	Listing sensitive feature
<u>kirci</u> 1.0	HEN Worktop			
1.1	Tiled worktop	Tiles retained and generally good condition	Replace any damaged tiles and renew all grout	V
1.2	Stainless steel sink	In poor condition	Replace with new stainless steel sink	N
2.0	Tiled splashback			
2.1	Tiled splashback	Retained and in good condition	Replace any damaged tiles and renew all grout	Y
8.0	Cupboards			
5.1	Below worktop cupboards	Original carcass retained and doors replaced	Replica doors to be birch plywood facing with solid timber replica handle	Y
.2	Wall mounted cupboards	Original carcass retained and doors replaced	Replica doors to be birch plywood facing with solid timber replica handle	Y
.0	Half-height kitchen island			
.1	Solid walls	Panelling applied to internal face	Panelling to be replaced with tiles to match original, external face of island to be painted	Y
.2	Shelves	Original shelves removed. Non-original worktop installed	Worktop to be removed and solid hardwood worktop replacement installed with tiled	Y
			splashback, to match original tiles	
.0	Flooring and walls			
.1	Lino tiled flooring	In poor condition	Sheet lino replacement to be laid	N
.2	Walls	In good condition	To be repainted	Ν
.0	Loft door			
6.1	Sliding timber doors	Doors in good condition	None	Y
NC				
10	WORKS			
	IDOOM			

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. 26 Spedan Close

Dwelling Type : **Design Approach:** Better Homes works:

Five person Modified

### Current condition of dwelling

### Kitchen:

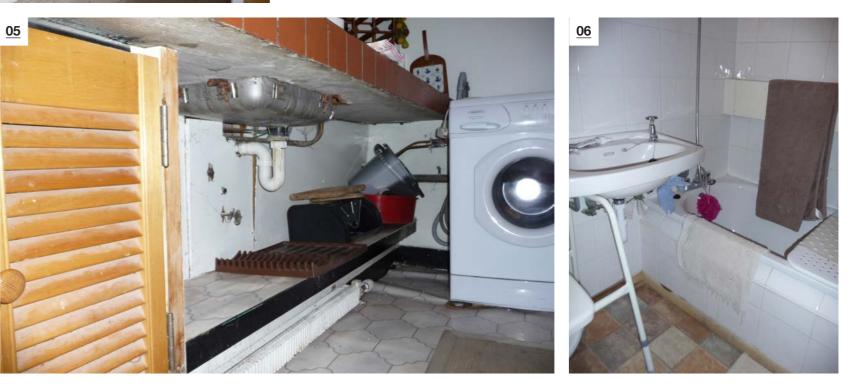
- Original concrete worktop and tiles retained. Original heating panel mounted to wall above • [02+05] bath. [06]
- Original tiled splashback retained. [02] ٠
- Original wall mounted cupboard carcass ٠ retained and doors replaced. [01+02]
- Original below counter cupboard carcass retained and doors replaced. [01+02+05]
- Island timber panelled to external face and ٠ original spur shelving racks in place. [03]
- Original stainless steel sink in place. [02+05]











Kitchen, bathroom and rewiring

### Bathroom:

- Bathroom fully tiled to all walls. [06]

Appendix

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.

Prop	osed Schedule of Works			
KITCI	Feature	Condition	Works	Listing sensitive feature
1.0	Worktop			
1.1 1.2	Tiled worktop Stainless steel sink	Non-original tiles applied over original To be replaced	Replace any damaged tiles and renew all grout Replace with new stainless steel sink	Y
2.0	Tiled splashback			
2.1	Tiled splashback	Non-original tiles applied over original	Replace any damaged tiles and renew all grout	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 4.2	Solid walls Infill shelving	Timber panelled to external face Original shelves removed	Timber panelling to be removed and wall made good and repainted Solid hardwood worktop replacement installed and wall above tiled to match original	Y
5.0	Flooring and walls			
5.1 5.2	Sheet lino flooring Walls	In poor condition In good condition	Sheet lino replacement to be laid To be repainted	N N
6.0	Loft Door			
6.1	Sliding timber doors	Original doors in good condition	None	Y
WC				
7.0	Sanitary Fixtures			
7.1 7.2	WC Sink	In poor condition In poor condition	To be replaced To be replaced	N N
8.0	Flooring and Walls			
8.1	Flooring	Sheet lino	To be replaced	N
8.2 8.3	Walls Access panels to rear of WC	Wall paper applied to one wall, tiled above sink Original panels retained	Walls to be repainted, tiling and To be repainted	N Y
9.0	Door			
9.1	Timber sliding door	Retained and in good condition	None	Y
	ROOM			
10.0			To be replaced	
	Bath WC		To be replaced To be replaced	N N
	Sink		To be replaced	N
	Walls and flooring			
	Flooring	Sheet lino	To be replaced with sheet lino	
	Tiling	Tiling to all walls	To be replaced	N
11.3	Walls	Tiled	As above	Ν
	Door			
12.1	Timber swing door	Door in good condition	Door to be repainted	Y

### No. 26 Spedan Close

Levitt Bernstein

# No. 27 Spedan Close

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

### Current condition of dwelling Kitchen:

- Original concrete worktop and tiles retained Island fitted with full-height oven adjacent to and in good condition. [01+02] front door. Walls infilled around fixture. [06]
- Original tiled splashback retained and in good Islan tiled to internal face and mirrored to condition. [01+02] external face. [03+06]
- Original wall mounted cupboard carcass retained and timber doors replaced. [01+02+04]
- Original below worktop cupboard carcass retained and timber doors replaced. [01+02]
- Original stainless steel sink retained. [02]
- Timber framing installed from top of island to underside of bulkhead. [05]







02





01

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## No. 27 Spedan Close

Proposed Schedule of Works						
КІТС	Feature	Condition	Works	Listing sensitive feature		
1.0	Worktop					
1.1 1.2	Tiled worktop Stainless steel sink	Tiles retained and generally good condition To be replaced	Replace any damaged tiles and renew all grout Replace with new stainless steel sink	Y		
2.0	Tiled splashback					
2.1	Tiled splashback	Tiles retained and generally good condition	Replace any damaged tiles and renew all grout	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 4.2	Solid walls Infill shelving	Additional framing fitted to top, height modified at one end Removed and worktop fitted	Island to be returned to original arrangement Solid timber worktop to be fitted	Y		
5.0	Flooring and walls					
5.1 5.2	Sheet lino flooring Walls	Lino in poor condition In good condition	To be replaced with sheet lino To be repainted	N N		
6.0	Loft Door					
6.1	Sliding timber door	In good condition	None	Y		
WC						
NO	WORKS					
BATH	IROOM					

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. 28 Spedan Close

Dwelling Type: Design Approach: Better Homes works: Five person Modified

### Current condition of dwelling

### Kitchen:

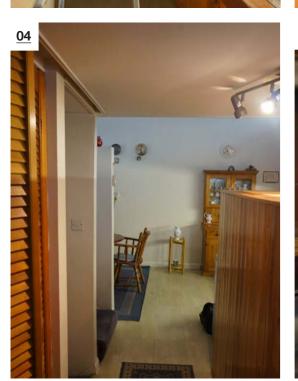
- · Original concrete worktop and tilin retained and in good condition. [01+02+05
- Original tiled splashback retained and good condition. [01+02+05]
- Original wall mounted cupboard carcass • retained and timber doors replaced. [01+02]
- Original below worktop cupboard carcass retained and timber doors replaced. [01]
- Original sliding doors to loft replaced. [02] ٠
- Non-original worktop fitted to island. [03]
- Timber panelling fitted to external face of













03

Kitchen, Bathroom and rewiring

ng		island, tiled to internal face. [03]		
)5]	Ba	throom:		
in	•	Non-original tiles to bath and sink. [06]		

Appendix

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	Condition	Works	Eloting constant location	
1.0 Worktop				
<ol> <li>Tiled worktop</li> <li>Stainless steel sink</li> </ol>	Tiles retained and generally in good condition To be replaced	Replace any damaged tiles and renew all grout Replace with new stainless steel sink	Y N	
2.0 Tiled splashback				
2.1 Tiled splashback	Tiles retained and generally good condition	Replace any damaged tiles and renew all grout	Y	
3.0 Cupboards				
<ul><li>3.1 Below worktop cupboards</li><li>3.2 Wall mounted cupboards</li></ul>	Non-original doors fixed to original carcass Non-original doors fixed to original carcass	Replica doors to be birch plywood facing with solid timber replica handle Replica doors to be birch plywood facing with solid timber replica handle	Y Y	
4.0 Half-height kitchen island				
4.1 Solid walls	Timber panelling and tiles applied	Timber panelling to be removed and tiles replace wit tile to match original	Y	
4.2 Shelves	Shelves removed	Solid timber worktop to be fitted	Y	
5.0 Flooring and walls				
5.1 Flooring	Lino in poor condition	To be replaced with sheet lino	Ν	
5.2 Walls	In good condition	To be repainted	Ν	
6.0 Loft Doors				
6.1 Sliding timber doors	Replaced	Replica doors to be birch plywood facing with solid timber replica handle	Y	
WC				
7.0Sanitary Fixtures7.1WC	To be replaced	To be replaced	Ν	
7.1 WC 7.2 Sink	To be replaced	To be replaced To be replaced	N N	
8.0 Flooring and Walls				
8.1 Flooring	Carpeted	Carpet to ber replaced with sheet lino	Ν	
8.2 Walls	Wallpapered	Wallpaper to be removed and walls painted	N	
8.3 Access panels to rear of WC	In good condition	To be repainted	Ν	
9.0 Sliding door				
9.1 Sliding timber door	Retained and in good condition	None	Y	
BATHROOM 10.0 Sanitary Fixtures				
10.1 Bath	To be replaced	To be replaced	Ν	
10.2 WC	To be replaced	To be replaced	N	
10.3 Sink	To be replaced	To be replaced	N	
11.0 Swing door				
11.1 Timber door	In good condition	None	Y	
12.0 Walls and flooring				
12.1 Tiling	Recently replaced		Ν	
12.2 Walls	In poor condition	Damage to be repaired and wall repainted	NI	
12.3 Flooring	Timber laminate flooring		Ν	
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### No. 28 Spedan Close

### Appendix

# No. 29 Spedan Close

**Dwelling Type:** Design Approach: Better Home works:

Five person

### Current condition of dwelling

### Kitchen:

- Original concrete worktop removed. [03 + 04]
- Original tiled splashback replaced. [03]
- Original wall mounted cupboard carcass removed. [03+04]
- Original below worktop cupboard carcass and timber doors removed. [02 + 03]
- Original sliding doors to loft replaced. [02]
- Non-original worktop fitted to island and walls modified. [01 + 02 + 03 + 04]











Modified (only where extent of electrical rewiring requires new kitchen) Kitchen rewiring and rewiring

### No. 29 Spedan Close

Prop	osed Schedule of Works			
1/ITO	Feature	Condition	Works	Listing sensitive feature
<u>кітс</u> 1.0	Worktop			
1.1	Tiled worktop	Tiles and concrete removed	Replace worktop with solid timber worktop	Y
1.2	Stainless steel sink	To be replaced	Replace with new stainless steel sink	
2.0	Tiled splashback			
2.1	Tiled splashback	Non-original tiles	Remove and re-tile, tile to match original	Y
3.0	Cupboards			
3.1	Below worktop cupboards	New cupboard unit	New carcass with replica doors, doors to be birch plywood facing with solid timber replica	Y
			handle	
3.2	Wall mounted cupboards	New cupboard unit	New carcass with replica doors, doors to be birch plywood facing with solid timber replica	Y
			handle	
4.0	Half-height kitchen island			
4.1	Solid walls	Height modified	Island to be returned to original arrangement	Y
4.2	Infill shelving	Removed and worktop fitted	Solid timber worktop to be fitted	
5.0	Flooring and walls			
5.1	Sheet lino flooring	Lino in poor condition	To be replaced with sheet lino	Ν
5.2	Walls	In good condition	To be repainted	Ν
6.0	Loft Door			
6.1	Sliding timber door	In poor condition	To be replaced to match existing	Y
WC				
NO	WORKS			
BATH	ROOM			

**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. 30 Spedan Close

**Dwelling Type:** Design Approach: Better Home works: Five person Replaced Kitchen and rewiring

### Current condition of dwelling

### Kitchen:

- Original concrete worktop and tiled retained, Island walls tiled to internal face and timber timber worktop fitted over. [01+02+05] panelled to external face. [06]
- Original tiled splashback retiled. [01+05]
- Original wall mounted cupboard carcass retained and timber doors replaced. [01+04]
- Original below worktop cupboard carcass retained and timber doors replaced. [01+05]
- Original sliding doors to loft replaced. [02]
- Non-original worktop fitted to island. [03]
- Full height oven installed to one end of island. [02]







01



02





03

### No. 30 Spedan Close

Proposed Schedule of Works		Mardan	
Element KITCHEN	Condition	Works	Listing sensitive feature
1.0 Worktop			
1.1 Tiled worktop	New timber worktop fitted over original	Remove worktop and retile, tiles to match existing	Y
1.2 Stainless steel sink	To be replaced	Replace with new stainless steel sink	Ň
2.0 Tiled splashback			
2.1 Tiled splashback	Tiles replaced	Re-tile 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	Y
3.2 Wall mounted cupboards	Non-original doors fixed to original carcass	Replica doors to be birch plywood facing	Y
4.0 Half-height kitchen islan	nd		
4.1 Solid walls	Tiled to internal face	Re-tile internal face, tiles to match original	Y
4.2 Shelves	Removed and replaced with fitted worktop	Replace with solid timber worktop	Y
5.0 Flooring and walls			
5.1 Flooring	Timber flooring, in good condition	None	Ν
5.2 Walls	In good condition	Paint	Ν
6.0 Loft Doors			
6.1 Sliding timber doors	Doors replaced	Replace 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. 32 Spedan Close

Dwelling Type: Design Approach: **Better Home works:**  Five person Replaced

### Current condition of dwelling

### Kitchen:

- Original concrete tiled worktop replaced. Island return infilled to ceiling.[01] ٠ ٠ [01+02+05]
- Island wallpapered to external face and tiled • Original tiled splashback retiled. [01+02+05] to internal face. [04]
- Original wall mounted cupboards replaced. Textured wallpaper applied to all walls. [ALL] ٠ [01+05]
- Original below counter cupboards replaced. [01+02]
- Ceiling lowered and glass ceiling tiles fitted. • [01+04]
- Arches formed above island and above high • level windows. [01+03+06]



<u>02</u>



03



<u>01</u>

Kitchen, WC flooring and rewiring

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### No. 32 Spedan Close

Prop	osed Schedule of Works Element	Condition	Works	Listing sensitive feature	
KITC					
1.0	Worktop				
1.1	Tiled worktop	Tiles and worktop completely removed	Worktop to be replaced with solid timber worktop	Y	
1.2	Stainless steel sink	Removed and replaced with plastic alternative	Replace with new stainless steel sink	Ν	
2.0	Tiled splashback				
2.1	Tiled splashback	Tiles replaced	Tile to be removed and replaced with tiles to match original	Y	
3.0	Cupboards				
3.1	Below worktop cupboards	Carcass and doors removed	Carcass and doors to be replicated, replica doors to be birch plywood facing with solid timber	Y	
3.2	Wall mounted cupboards	Carcass and doors removed	replica handle Carcass and doors to be replicated, replica doors to be birch plywood facing with solid timber	Y	
			replica handle		
4.0	Half-height kitchen island				
4.1	Solid walls	Walls modified, tiled to internal face, wallpapered to external face	Walls to be returned to original arrangement. Tiles to be replaced to match existing and	Y	
			wallpaper removed. Walls to be painted		
4.2	Shelves	Removed and replaced with fitted worktop	Worktop to be replaced with solid timber worktop	Y	
5.0	Flooring and walls				
5.1	Flooring	Laminate timber	To be replaced	Ν	
5.2	Walls	Textured wallpaper applied to all walls	Wallpaper to be removed and walls painted	Ν	
6.0	Loft Doors				
6.1	Sliding timber doors	In good condition	None	Y	
WC					
8.0	Flooring				
8.1	Flooring	In poor condition	To be replaced with sheet lino	Ν	
	ROOM				

**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. 33 Spedan Close

**Dwelling Type:** Design Approach: Better Home works: Five person Modified

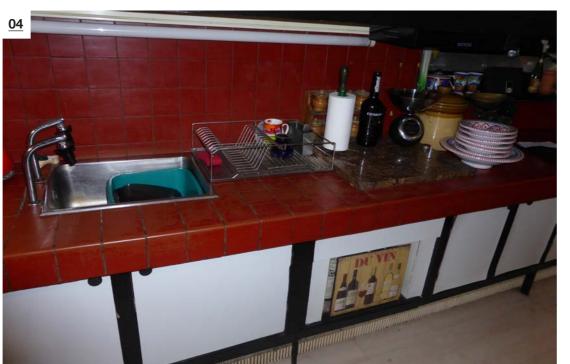
### Current condition of dwelling

### Kitchen:

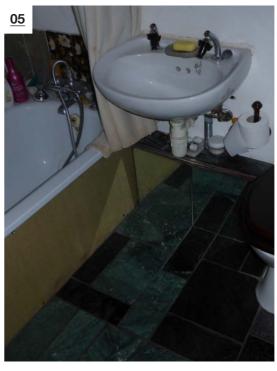
- Original concrete worktop and tiles in place, tiles painted. [01+02+04]
- Original tiled splashback retained and painted. • [02+04]
- Original wall mounted cupboard carcass and doors replaced. [01+03+05]
- Original below counter cupboard carcass • retained, doors replaced. [01+04]
- Original island removed and replaced with worktop and cupboards below. [02]



02



1111 0000000



01

Kitchen, bathroom and rewiring

### Bathroom:

- Tiled bath panel replaced. [05]
- Original wall tiles replaced. [05]

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. 33 Spedan Close

Prop	oosed Schedule of Works Element	Condition	Works	Listing sensitive feature
KITC	HEN	Condition	WOLKS	Listing sensitive reature
1.0	Worktop			
1.1	Tiled worktop	Painted	Paint to be removed if possible and grout to be renewed. Re-tile if necessary, tiles to match original	Y
1.2	Stainless steel sink	To be replaced	Replace with new stainless steel sink	Ν
2.0	Tiled splashback			
2.1	Tiled splashback	Original tiles painted	Paint to be removed if possible and grout to be renewed. Re-tile if necessary, tiles to match original	Y
3.0	Cupboards			
3.1	Below worktop cupboards	Original carcass retained and doors replaced	Replica doors to be birch plywood facing	Y
3.2	Wall mounted cupboards	Original carcass retained and doors replaced	Replica doors to be birch plywood facing	Y
4.0	Half-height kitchen island			
4.1	Solid walls	Removed	To be reinstated tomatch original	Y
4.2	Shelves	Removed	Solid timber worktop to be fitted	Y
5.0	Flooring and walls			
5.1	Flooring	Timber laminate flooring in good condition	None	N
5.2	Walls	In poor condition	To be painted	Ν
6.0	Loft Doors			
6.1	Sliding timber doors	Retained	Paint to match original	Y
WC 7.0	Sanitary Fixtures			
7.1	WC		To be replaced	Ν
7.2	Sink		To be replaced	Ν
8.0	Flooring and Walls			
8.1	Flooring	Lino tiles	To be replaced with sheet lino	Ν
8.2	Walls	Good condition	To be painted	N
8.3	Access panels to rear of WC	In good condition	None	Ν
9.0	Sliding door	La construcción PD - c		
9.1	Sliding timber door	In good condition	None	Y
10.0	ROOM Sanitary Fixtures			
10.1			To be replaced	Ν
10.2			To be replaced	Ν
	Sink		To be replaced	Ν
	Swing door			
11.1	Timber door	Good condition	None	Y
	Walls and flooring			
12.1		Non-original tiles	To be replaced with plain white tile to match original	N
	Flooring	Lino	To be replaced with sheet lino	Ν
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# No. 35 Spedan Close

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

### Current condition of dwelling

### Kitchen:

- Original concrete worktop and tile retained and new worktop fitted over the top. [01+03]
- Original tiled splashback retained and in good condition. [01+02]
- Original wall mounted cupboard carcass and doors retained and painted. [02+04]
- Original below counter worktop cupboards replaced. [03]
- Original island retained and all wall faces tiled. [05]









rewiring d d s

### No. 35 Spedan Close

Prop	osed Schedule of Works Element	Condition	Works	Listing sensitive feature		
KITCH	KITCHEN					
1.0	Worktop					
1.1	Tiled worktop	Retained and clad over	Some tiles painted, all damaged tiles to be replaced and grout renewed	Y		
1.2	Stainless steel sink	Non-original	Replace with new stainless steel sink	Ν		
2.0	Tiled splashback					
2.1	Tiled splashback	Tiles retained and in good condition	Any damaged tiles to be replaced and all grout to be renewed	Y		
3.0	Cupboards					
3.1	Below worktop cupboards	Original carcass and doors replaced	Replica carcass and doors to be fitted, doors to be birch plywood facing with solid timber replica	а <b>Ү</b>		
			handle			
3.2	Wall mounted cupboards	Original carcass and doors retained and painted	Paint to be stripped and timber finished to match original	Y		
4.0	Half-height kitchen island					
4.1	Solid walls	Retained and tiled to all faces	Tiles to be removed. Island to be painted to external face and tiled to internal face, tiles to match	Y		
			original			
4.2	Shelves	Removed and worktop fitted	Solid timber worktop to be fitted	Y		
5.0	Flooring and walls					
5.1	Flooring	Lino flooring	Lino to be replaced with sheet lino	Ν		
5.2	Walls	In poor condition	To be painted	Ν		
6.0	Loft Doors					
6.1	Sliding timber doors	Original doors painted	Doors to be painted to match original	Y		
WC						
NO V	WORKS					
BATH	ROOM					

**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. 36 Spedan Close

Dwelling Type: Design Approach: Better Home works: Five person Replaced Kitchen and rewiring

### Current condition of dwelling

### Kitchen:

- Original concrete worktop and tiles replaced. [01 + 03]
- Original tiled splashback replaced. [01]
- Original below worktop cupboards replaced.
   [01 + 03]
- Original wall mounted cupboards replaced. [01 + 03]
- Original island modified. [02]
- Original racked shelving to island replaced with worktop and fitted appliances. [02]
- Original high-level cupboard doors replaced.
   [04]









d rewiring xed. xed. with xed.

### No. 36 Spedan Close

Prop	osed Schedule of Works Element	Condition	Works	Listing sensitive feature		
KITC	KITCHEN					
1.0	Worktop					
1.1	Tiled worktop	Tiles and worktop completely removed	Worktop to be replaced with solid timber	Y		
1.2	Stainless steel sink	New	Replace with new stainless steel sink	Ν		
2.0	Tiled splashback					
2.1	Tiled splashback	Tiles removed	Non-original tiles to be removed and replaced to match original	Y		
3.0	Cupboards					
3.1	Below worktop cupboards	Original carcass and doors replaced	Replica carcass and doors to be fitted, doors to be birch plywood facing with solid timber replica	a Y		
			handle			
3.2	Wall mounted cupboards	Original carcass and doors replaced	Replica carcass and doors to be fitted, doors to be birch plywood facing with solid timber replica	a <b>Y</b>		
			handle			
4.0	Half-height kitchen island					
4.1	Solid walls	Island height modified and non-original tiles applied	Tiles to be removed. Island to be painted to external face and tiled to internal face, tiles to match	Y		
			original			
4.2	Shelves	Removed and worktop fitted	Solid timber worktop to be fitted	Y		
5.0	Flooring and walls					
5.1	Flooring	Lino flooring	Lino to be replaced with sheet lino	Ν		
5.2	Walls	In good condition	To be painted	Ν		
6.0	Loft Doors					
6.1	Sliding timber doors	Original doors replaced	Doors to be replaced to match original	Y		
WC						
NO	VORKS					

Note:

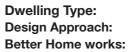
- Where existing tiles are in good condition, retain and repair any damage and replace any missing.

- 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. 37 Spedan Close



Five person Modified

### Current condition of dwelling

### Kitchen:

- Original concrete worktop retained and tiles replaced. [01+02+03]
- Original tiled splashback retained. [02+03]
- Original wall mounted cupboard carcass and doors retained. [01+02+03+05]
- Original below counter cupboard carcass and doors retained. [02+03]
- Original island retained, shelves removed. [04]













Levitt Bernstein

Kitchen and kitchen rewiring

### No. 37 Spedan Close

Proposed Schedule of Works Element	Condition	Works	Listing sensitive feature		
KITCHEN					
1.0 Worktop					
1.1 Tiled worktop	Concrete worktop retained and tiles replaced	Tiles to be removed and replaced, tiles to match original	Y		
1.2 Stainless steel sink	To be replaced	Replace with new stainless steel sink	Ν		
2.0 Tiled splashback					
2.1 Tiled splashback	Original tiles retained	All damaged tiles to be replaced and all grout renewed	Y		
3.0 Cupboards					
3.1 Below worktop cupboards	Original carcass and doors retained	Cupboards to be refurbished	Y		
3.2 Wall mounted cupboards	Original carcass and doors retained	Cupboards to be refurbished	Y		
4.0 Half-height kitchen island					
4.1 Solid walls	Original walls retained	Walls to be repainted and tiled to internal face, tiles to match original	Y		
4.2 Shelves	Shelves removed	Solid timber worktop to be fitted	Y		
5.0 Flooring and walls					
5.1 Flooring	Sheet lino flooring	To be replaced with sheet lino	N		
5.2 Walls	In good condition	To be repainted	N		
6.0 Loft Doors					
6.1 Sliding timber doors	Original doors retained	None	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. 39 Spedan Close

Dwelling Type: Design Approach: Better Home works:

Five person Modified

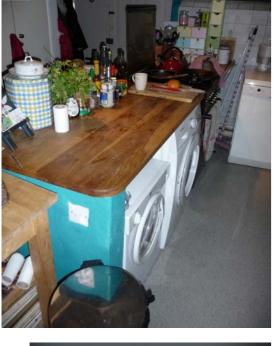
### Current condition of dwelling

### Kitchen:

- Original concrete worktop and tiles retained. Sheet lino flooring. ٠ [02] • Tiling extended up wall for shower. [05]
- Original tiled splashback retained. [02+03]
- Original wall mounted cupboard carcass and ٠ doors retained. Two doors missing. [04]
- Original below counter cupboard carcass in poor condition and doors removed.
- Island walls reduced in height and worktop fitted to top. [01]

### Bathroom:

Original heating panel fixed to wall. [01]



01



03





### Levitt Bernstein

Kitchen, bathroom and kitchen rewiring

### No. 39 Spedan Close

Prop	osed Schedule of Works Element	Condition	Works	Listing sensitive feature
KITCI	IEN			
1.0	Worktop			
1.1	Tiled worktop	Original tiles retained, in poor condition	Damaged tiles to be replaced and grout renewed	Y
1.2	Stainless steel sink	In poor condition	Replace with new stainless steel sink	Ν
2.0	Tiled splashback			
2.1	Tiled splashback	Original tiles retained, in poor condition	Damaged tiles to be replaced and grout renewed	Y
3.0	Cupboards			
3.1	Below worktop cupboards	Carcass in poor condition and doors missing	Carcass to be refurbished and missing doors replaced, doors to be birch plywood facing with	Y
			solid timber replica handle	
3.2	Wall mounted cupboards	Carcass in poor condition and two doors missing	Carcass to be refurbished and missing doors replaced, doors to be birch plywood facing with	Y
			solid timber replica handle	
4.0	Half-height kitchen island			
4.1	Solid walls	Height reduced and surface poorly plastered	Height of island to be reinstated and surfaces to be plastered and painted. Internal face to be	Y
			tiled to match original	
4.2	Shelves	Shelves removed and worktop fitted over island walls	Worktop to be removed and solid timber worktop fitted	Y
5.0	Flooring and walls			
5.1	Flooring	Sheet lino in poor condition	New sheet lino to be laid	Ν
5.2	Walls	Walls in poor condition, tiled below window	Tiles to be removed	Ν
6.0	Loft Doors			
6.1	Sliding timber doors	Original retained	None	Y
BATH	ROOM			
10.0				
10.1	Bath	To be replaced	To be replaced	Ν
10.2	WC	To be replaced	To be replaced	Ν
10.3	Sink	To be replaced	To be replaced	Ν
11.0	Swing door			
11.1		Original in good condition	To be repainted	Y
12.0	Walls and flooring			
12.1	Tiling	In poor condition	Tiling to be replaced, wall to be repaired around heating panel	N
12.1		Sheet lino in poor condition	New sheet lino to be laid	N
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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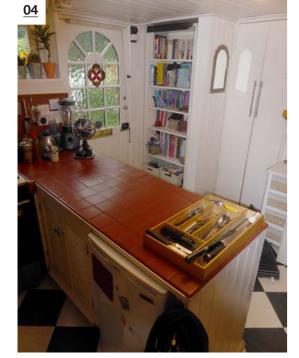
## No. 42 Spedan Close

**Dwelling Type:** Design Approach: Better Home works: Five person Modified

### Current condition of dwelling

### Kitchen:

- Original concrete worktop and tiles retaine • [01+02+03]
- Original tiled splashback retained. [01+02+0 •
- Original wall mounted cupboard carca ٠ retained and doors replaced. [01+02+03]
- Original below counter cupboard carca ٠ retained and doors replaced. [01+02+03]
- Original island walls reduced in height and ٠ timber panelling applied to external face. Tiled worktop fitted to top. [04+05]
- Timber panelling fitted to underside of loft • bulkhead. [02+03]



02

60 00



03



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01

Kitchen, bathroom and rewiring

ed.	•	Wall tiled below window. [03+04+05]
	Ba	throom:
.03] ass	•	Tiled bath panel replaced with timber panelling [07]
ass	•	Tiled wall replaced with timber panelling. [07]



### 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

Control         Variability         Optigral concrete worklop and thes retained, thes seeked in the variables steek sink.         Duraged likes to be replaced and grout renewed in figure the retained.         Y           Titled splashback.         Original cancels worklop and thes retained.         Damaged likes to be replaced and grout renewed in figure these steek sink.         Y           Titled splashback.         Original cancels retained.         Damaged likes to be replaced and grout renewed in figure the replace handle.         Y           Depoards         Original cancels retained and doors replaced.         Reside doors to be birch pywood facing with solid timber replace handle.         Y           Main mounted capboards.         Original cancels retained and doors replaced.         Y         Y           Main mounted capboards.         Original damages retained.         Y         Y           Staines         Original damages retained.         N         N           Flooring <td< th=""><th>iopu</th><th>Element</th><th>Condition</th><th>Works</th><th>Listing sensitive feature</th></td<>	iopu	Element	Condition	Works	Listing sensitive feature
1       Tited worklop Original concrete worklop and lites relationed, lites saved Original iterationed       Damaged tites to be replaced and grout renewed Replace with new standess stell sink.       Y         2       Tited saplashback       Damaged tites to be replaced and grout renewed       Y         3       Tited saplashback       Original cancess retained and doors replaced       Replace with new standess stell sink.       Y         4       Tited saplashback       Original cancess retained and doors replaced       Replace doors to be brich plywood facing with solid timber replica handle       Y         4       Wall mountide capbeards       Original cancess retained and doors replaced       Replace doors to be brich plywood facing with solid timber replica handle       Y         4       Harbeight kitchen island       Y       Y       Y       Y         5       Sale walls       Original chacks removed       Y       Y         5       Sale walls       Original doors retained, handle and frame painted       Y       Y         9       No       No       No       No       No         9       Sale walls       Sale walls       Sale walls       No       No         9       Hart Holging the doors       Original doors retained, handle and frame painted       Y       No         9       Sale walls	<b>KITCH</b>				
2     Statuses stool ank     Original retained     Replace with new stanless stool ank     N       1     Taked splashtack     Original takes retained     Demaged take to be replaced and grout nervewed     Y       0     Outpoards     Outpoards     Y       1     Taked splashtack     Original carease retained and doors replaced     Replace doors to be brich plywood facing with solid timber replica handle     Y       1     Baldw worktop outpoards     Original carease retained and doors replaced     Replace doors to be brich plywood facing with solid timber replica handle     Y       1     Solid wals     Height roduced and worktop fitted to top     Y       2     State wals     Original devices renoved     Y       2     State wals     Height roduced and worktop fitted to top     Y       2     State wals     In good condition     N       4     In good condition     To be repainted     Y       2     State wals     Original device and nume painted     Y       2     State wals     Original device and nume painted     Y       3     State wals     Replace with sheet lino     N       4     Wals     In good condition     Replace     Y       4     Wals     In good condition     Replace     Y       5     State wals <td< th=""><th>0.1</th><th>Worktop</th><th></th><th></th><th></th></td<>	0.1	Worktop			
Tiled splashback         Original like retained         Damaged like to be replaced and grout renewed         Y           The splashback         Original carcess related and doors replaced         Replace above to be birch plywood facing with solid imber replica handle         Y           Berow worktop cupbourds         Original carcess related and doors replaced         Replace above to be birch plywood facing with solid imber replica handle         Y           Harth-hight kitchen island	1.1	Tiled worktop	Original concrete worktop and tiles retained, tiles sealed	Damaged tiles to be replaced and grout renewed	Y
Inter splashback     Opinpal tiles retained     Damaged tiles to be replaced and grout nerewed     Y       Impact Series Seri	.2	Stainless steel sink	Original retained	Replace with new stainless steel sink	Ν
Cupbards         Cupbards         Original carcase retained and doors replaced         Replace doors to be birch plywood facing with solid timber replace handle         Y           Half-height kitchen island         Haght reduced and worktop fitted to top         Y         Y           Half-height kitchen island         Haght reduced and worktop fitted to top         Y         Y           Hooring and walls         Y         Y         Y           I flooring and walls         In good condition         N         N           Left Doors         Y         Y         Y           Stating limber doors         Original doors retained, handle and frame painted         Y           VW         In good condition         To be repainted         N           VW         N         Peptice         N           Stating limber doors         Original doors retained, handle and frame painted         Y           VW         N         Peptice         N           Stating limber doors         Original doors retained, handle and frame painted         Y           VW         VW         Peptice         N           Stating limber door         Prepared         N           Stating limber door         Retained and in good condition         Peptint           Stating door         <	.0				
1       Below worksop outpotends Original carcass relained and doors replaced       Peptica doors to be birch plywood facing with solid timber replica handle       Y         2       Wall mounted outpoards Original carcass relained and doors replaced       Y         3       Mail Carcass relained and doors replaced       Y         4       Hail-height kitchen island       Y         4       Original analyses removed       Y         5       Original stakkes removed       Y         7       Flooring and walls       In good condition         8       In good condition       N         9       Velis       In good condition         9       Sinther doors       Original doors retained, handle and frame painted       Y         9       Santary Fixtures       Y         1       Wall Sinther doors       Original doors retained, handle and frame painted       Y         2       Santary Fixtures       Y       Y         1       Wold Sinther flooring       If in good condition retain, if in poor condition retain, if in poor condition retain, if in poor condition replaces with sheet lino       N         9       Flooring and Walls       In good condition       N         1       None       Y       Y         2       Santand foor replaced in good c	.1	Tiled splashback	Original tiles retained	Damaged tiles to be replaced and grout renewed	Y
2       Wall mounted cupbeards       Original carcases retained and doors replaced       Peplica doors to be birch plywood facing with solid timber replica handle       Y         3       Half-height Kitchen Island       Y       Y         4       Half-height Kitchen Island       Y         5       Original shalkes mounded       Y         5       Original shalkes mounded       Y         4       Hooring and Walls       N         1       Incording time doors       Original doors retained, handle and frame painted       N         5       Kitchen S       Original doors retained, handle and frame painted       Y         5       Sintary Fixtures       Y       Y         7       ViC       Sintary Fixtures       Y         7       Fooring and Walls       In good condition       N         1       Flooring and Walls       In good condition       N         2       ViC       Sintary Fixtures       Y         4       ViC       In good condition       N         5       Access panels to rear of WC       Retained and in good condition       Repaint         6       Sitting timber door       Peated and in good condition       None         7       Sitting timber door       Peated an	.0				
Half-height kitchen island       Height reduced and worktop fitted to top       Y         Sheves       Original shelves removed       Y         Hooring       Sheve in in good condition       N         Hooring       Original doors retained, handle and frame painted       Y         Siding timber doors       Original doors retained, handle and frame painted       Y         Siding timber doors       Original doors retained, handle and frame painted       Y         Siding timber doors       Original doors retained, handle and frame painted       Y         Siding timber doors       Original doors retained, handle and frame painted       Y         Y       Malf Shafe Construction       N       N         Y       Replace       N <td>1</td> <td></td> <td></td> <td></td> <td></td>	1				
1 Soli wells     Height reduced and worktop fitted to top     Y       2 Shelves     Original shelves removed     Y       2 Shelves     Chight reduced and worktop fitted to top     Y       2 Shelves     Chight reduced and worktop fitted to top     Y       2 Hooring     Sheet lino in good condition     N       1 Flooring     Sheet lino in good condition     N       2 Valls     In good condition     N       2 Loft Doors     Y     Y       2 Loft Doors     Y     Y       2 Shelke     Original doors retained, handle and frame painted     Y       3 Sanitary Fixtures     Y     Y       4 Ocos panels     N     N       7 Hooring and Walls     Feplace     N       9 Fooring and Walls     In good condition     Peplate       9 Fooring and Walls     In good condition     N       9 Fooring and Walls     In good condition     Peplate       9 Fooring and Walls     In good condition     Peplate       9 Fooring and Walls     In good condition     None       9 Kiding door     Retained and in good condition     None </td <td>.2</td> <td>Wall mounted cupboards</td> <td>Original carcass retained and doors replaced</td> <td>Replica doors to be birch plywood facing with solid timber replica handle</td> <td>Ŷ</td>	.2	Wall mounted cupboards	Original carcass retained and doors replaced	Replica doors to be birch plywood facing with solid timber replica handle	Ŷ
2       Shelves       Original selves removed       Y         Hooring and walls	.0				
Floaring and walls       Sheet lino in good condition       N         I Floaring and walls       Sheet lino in good condition       N         Vails       In good condition       N         I chart cores       Y         Sanitary Fixtures       Y         V       Peoplate       Y         V C       Sanitary Fixtures       Y         V       Peoplace       N         Proofing and Walls       Floaring and Kalls       Y         Peoplace       N       N         Siding door       N       N         Siding fuber door       Retained and in good condition       None         Siding fuber door       Retained and in good condition       None       Y         Siding fuber door       Retained and in good condition       None       N         Siding door       To be replaced       <	1	Solid walls	Height reduced and worktop fitted to top		Y
In Booring Wells and Incoming the pool condition In good condition       No       No         Wells and flooring       In good condition       No         Image: Second Sec	2	Shelves	Original shelves removed		Y
2     Walls     In good condition     To be repainted     N       Joint Doors	0				
Image: Solution of the solution	1				
Skiling timber doors     Original doors retained, handle and frame painted     Y       Sanitary Fixtures     ************************************	2	Walls	In good condition	To be repainted	Ν
Solution         Solution of the second	0	Loft Doors			
3 Samitary Fixtures       Replace       N         1 WC       Replace       N         2 Sink       Replace       N         0 Flooring and Walts       N       N         1 Flooring in good condition       Import flooring       If in good condition replace with sheet lino       N         2 Walls       In good condition       Replant       N         3 Access panels to rear of WC       Retained and in good condition       Repaint       N         0 Siding door       Y       Y       Y         1 Siding timber door       Retained and in good condition       None       Y         1 Siding timber door       Retained and in good condition       None       Y         1 Bath       To be replaced       N       N         2 WC       To be replaced       N       N         3 Sink       To be replaced       N       N         1 Bath       To be replaced       N       N         2 WC       To be replaced       N       N         3 Sink       To be replaced       N       N         0 Swing door       Y       Y       N       N         1 Timber door       Original retained and in good condition       None       Y	.1	Sliding timber doors	Original doors retained, handle and frame painted		Y
NC     Replace     Replace     N       2     Sink     Replace     N       0     Flooring and Walls     In good condition     N       1     Flooring (In good condition)     In good condition     N       2     Walls     In good condition     N       3     Access panels to rear of WC     Retained and in good condition     N       4     Silding drom     N     N       5     Silding trimber door     Retained and in good condition     None       7     Silding trimber door     Retained and in good condition     None       7     Sinkary Fixtures     To be replaced     N       1     Iding door     To be replaced     N       2     WC     To be replaced     N       3     Sink     To be replaced     N       1     Bath     To be replaced     N       2     WC     To be replaced     N       3     Sink     To be replaced     N       1     Timber door     Original retained and in good condition     None       1     Timber door     Original retained and in good condition     None       1     Timber door     Original retained and in good condition     None       1     Timor door	С				
2       Sink       Replace       N         0       Flooring and Walls       Imber flooring       If in good condition retain, if in poor condition replace with sheet lino       N         1       Flooring and Walls       In good condition       N       N         2       Walls       In good condition       N       N         3       Access panels to rear of WC       Retained and in good condition       N       N         4       Silding door       None       Y         7       Sinitary Fixtures       Y       Y         1       Sinitary Fixtures       Y       Y         2       WC       To be replaced       N         3       Sink       To be replaced       N         1       Timber door       Original retained and in good condition       None       Y         2       WC       To be replaced       N       N         3       Sink       To be replaced       N       N         4       To or       Original retained and in good condition       None       Y         1       Timber door       Original retained and in good condition       None       Y         1       Timber dooring       Original tities replaced with timber p	.0				
Floring and Walls       Timber flooring       Timber flooring       If in good condition retain, if in poor condition replace with sheet lino       N         Walls       In good condition       Repaint       N         Access panels to rear of WC       Retained and in good condition       N       Repaint       N         Siding door	1				
Image: Flooring ing ing poor ing ing poor condition is place with sheet lino ing poor condition replace with sheet lino ing poor condition is place with sheet lino ing poor condition ing poor condition is place with sheet lino ing poor condition is place with time panelling in poor condition is place with sheet lino ing poor condition is place with time place with with with place with with wither place with	2	Sink		Replace	N
2       Walls       In good condition       Repaint       Repaint       N         Access panels to rear of WC       Retained and in good condition       Repaint       N         0       Sliding door       Y         1       Sliding timber door       Retained and in good condition       None       Y         THEOM         THEOM       Y         The paint       Y         The paint       Y         The paint       Y         THEOM       Y         THEOM       Y         The paint       Y         The paint paint to be paint       Y         The paint colspan="3">The paint colspan="3">The paint colspan="3">The paint colspan="3">The paint colspan="3"         The paint co	.0				
3       Access panels to rear of WC       Retained and in good condition       Repaint       N         0       Sliding door       Y         1       Sliding timber door       Retained and in good condition       None       Y         THERETAIN INTERCION INT	.1	Flooring	Timber flooring	If in good condition retain, if in poor condition replace with sheet lino	N
Siding door       None       Y         Sliding timber door       Retained and in good condition       None       Y         THREOM         O Sanitary Fixtures         1 Bath       To be replaced       N         2 WC       To be replaced       N         2 Swing door         O Swing door         1 Timber door       Original retained and in good condition       None       Y         O Swing door         1 Timber door       Original retained and in good condition       None       Y         1 Timber door       Original retained and in good condition       None       Y         1 Timber door       Original retained and in good condition       None       Y         1 Timber door       Original retained and in good condition       None       Y         1 Timber door       Original tiles replaced with timber panelling, in poor condition       Timber panelling to be removed and replaced with tiles       N	2		In good condition	Repaint	
Image None       None       Y         Siling timber door       Retained and in good condition       None       Y         Sanitary Fixtures       Image None       Image None       Image None         Image None       Image None       Image None       Y         Image None       Image None       Image None       Y         Image None       Image None       Y       Image None         Image None       Image None       Y       Image None         Image None       Image None       Y       Image None       Y         Image None       Image None       Image None       Y       Image None       Y         Image None	3	Access panels to rear of WC	Retained and in good condition	Repaint	Ν
Image None       None       Y         Siling timber door       Retained and in good condition       None       Y         Sanitary Fixtures       Image None       Image None       Image None         Image None       Image None       Image None       Y         Image None       Image None       Image None       Y         Image None       Image None       Y       Image None         Image None       Image None       Y       Image None         Image None       Image None       Y       Image None       Y         Image None       Image None       Image None       Y       Image None       Y         Image None	0	Sliding door			
Image: Senitary Fixtures       Senitary Fixtures       To be replaced       N         1       Bath       To be replaced       N         12       WC       To be replaced       N         13       Sink       To be replaced       N         0       Swing door       To be replaced       N         1       Timber door       Original retained and in good condition       None       Y         10       Walls and flooring       Vinginal tiles replaced with timber panelling, in poor condition       Timber panelling to be removed and replaced with tiles       N	1	Sliding timber door	Retained and in good condition	None	Y
1       Bath       To be replaced       N         2       WC       To be replaced       N         3       Sink       To be replaced       N         0       Swing door       N       N         1       Timber door       Original retained and in good condition       None       Y         0       Walls and flooring       Virginal tiles replaced with timber panelling, in poor condition       Timber panelling to be removed and replaced with tiles       N					
1.2       WC       To be replaced       N         1.3       Swing door       N       N         1.1       Timber door       Original retained and in good condition       None         1.1       Tiling       Original tiles replaced with timber panelling, in poor condition       Timber panelling to be removed and replaced with tiles       N					
No     No					
.0       Swing door         .1       Timber door       Original retained and in good condition       None       Y         .1       Tilling       Original tilles replaced with timber panelling, in poor condition       Timber panelling to be removed and replaced with tilles       N					
.1       Timber door       Original retained and in good condition       None       Y         .0       Walls and flooring       Y         .1       Tiling       Original tiles replaced with timber panelling, in poor condition       Timber panelling to be removed and replaced with tiles       N	).3	Sink		To be replaced	N
.1       Timber door       Original retained and in good condition       None       Y         .0       Walls and flooring       Y         .1       Tiling       Original tiles replaced with timber panelling, in poor condition       Timber panelling to be removed and replaced with tiles       N	.0	Swing door			
1 Tiling Original tiles replaced with timber panelling, in poor condition Timber panelling to be removed and replaced with tiles <b>N</b>			Original retained and in good condition	None	Y
1 Tiling Original tiles replaced with timber panelling, in poor condition Timber panelling to be removed and replaced with tiles <b>N</b>	<u>2.0</u>	Walls and flooring			
1.2 Flooring to be replaced with sheet lino N	2.1	Tiling			
	2.2	Flooring	I imber flooring titted and in poor condition	Flooring to be replaced with sheet lino	N

### Levitt Bernstein

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