



Branch Hill Estate

Spedan Close Type 5P

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.

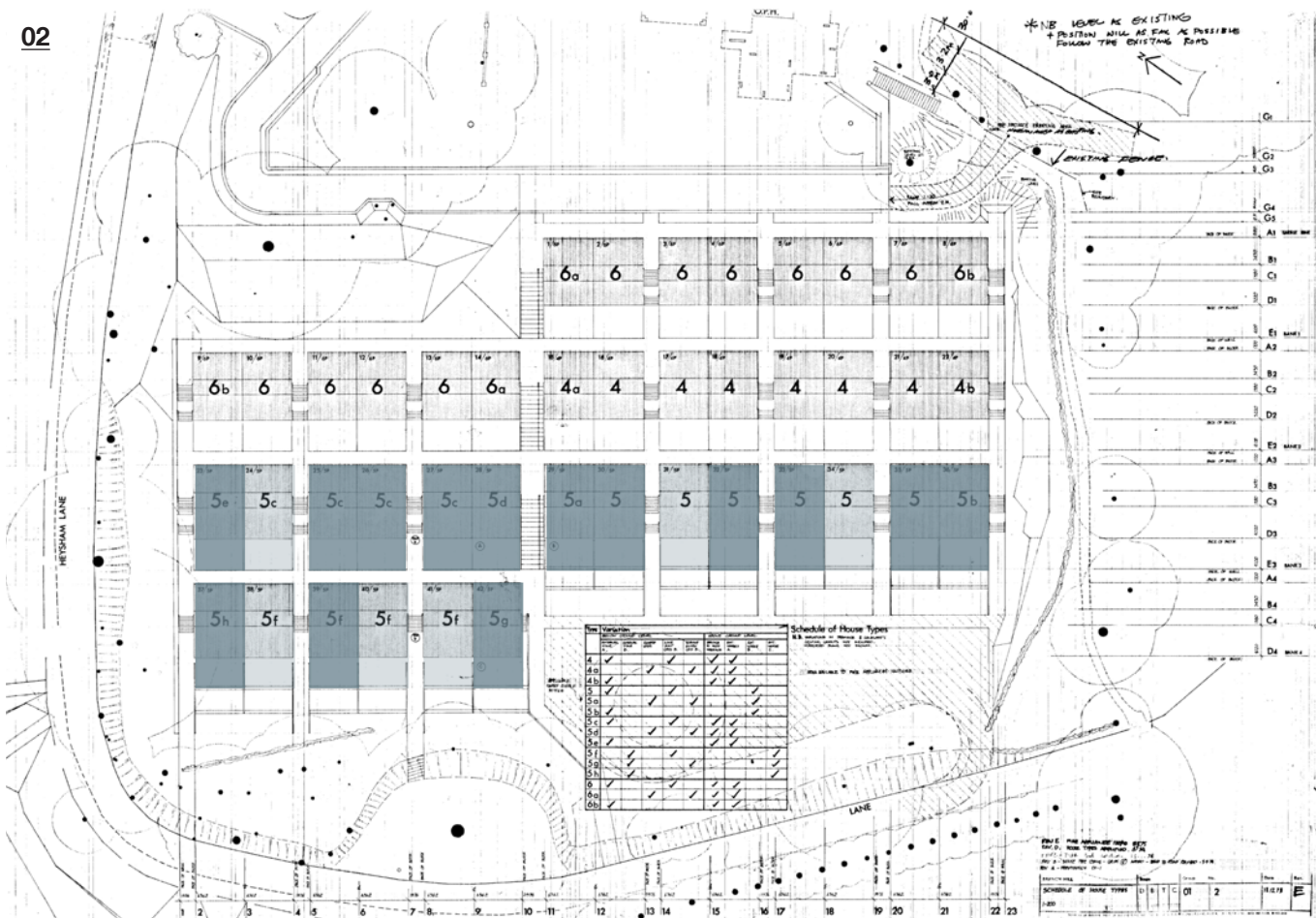
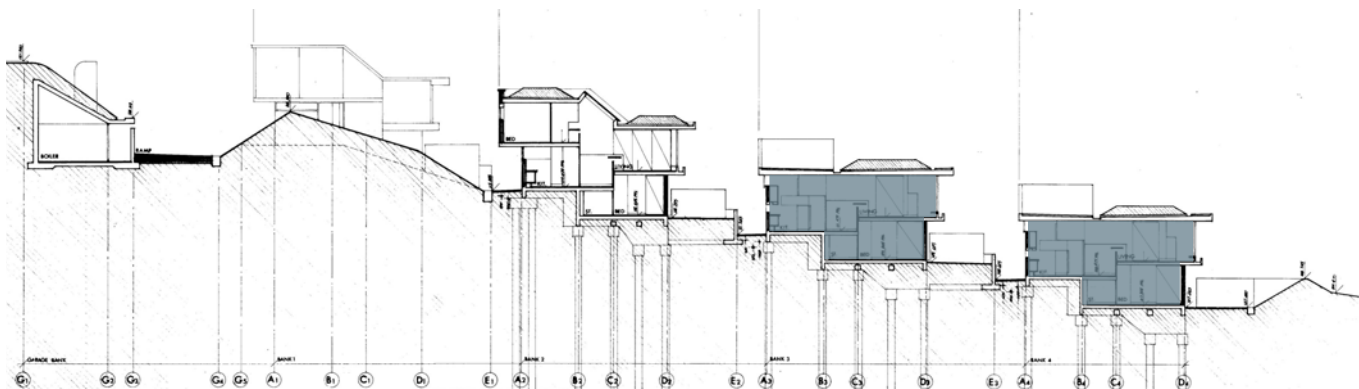
The Three Types

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.

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.

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.

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.

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

01 Cross section
02 Location plan

Key:

- Flat Type Location
- Flats not subject to application

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 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

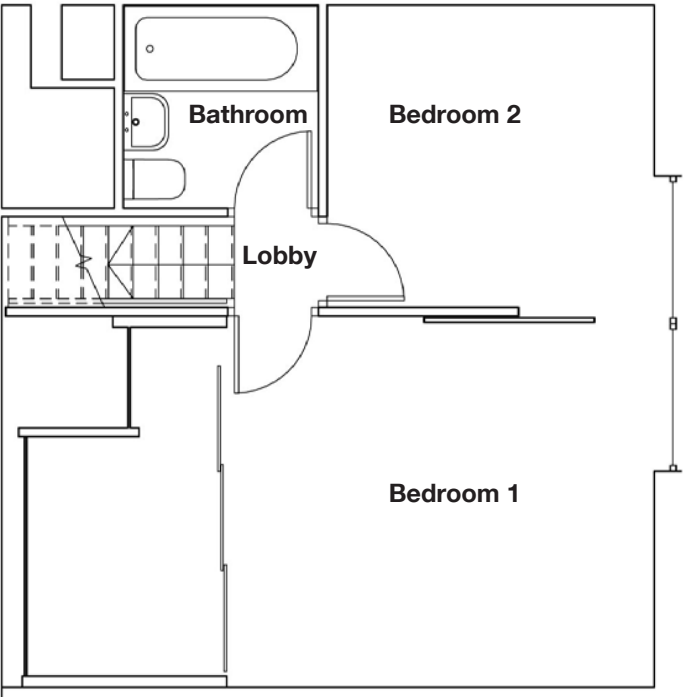
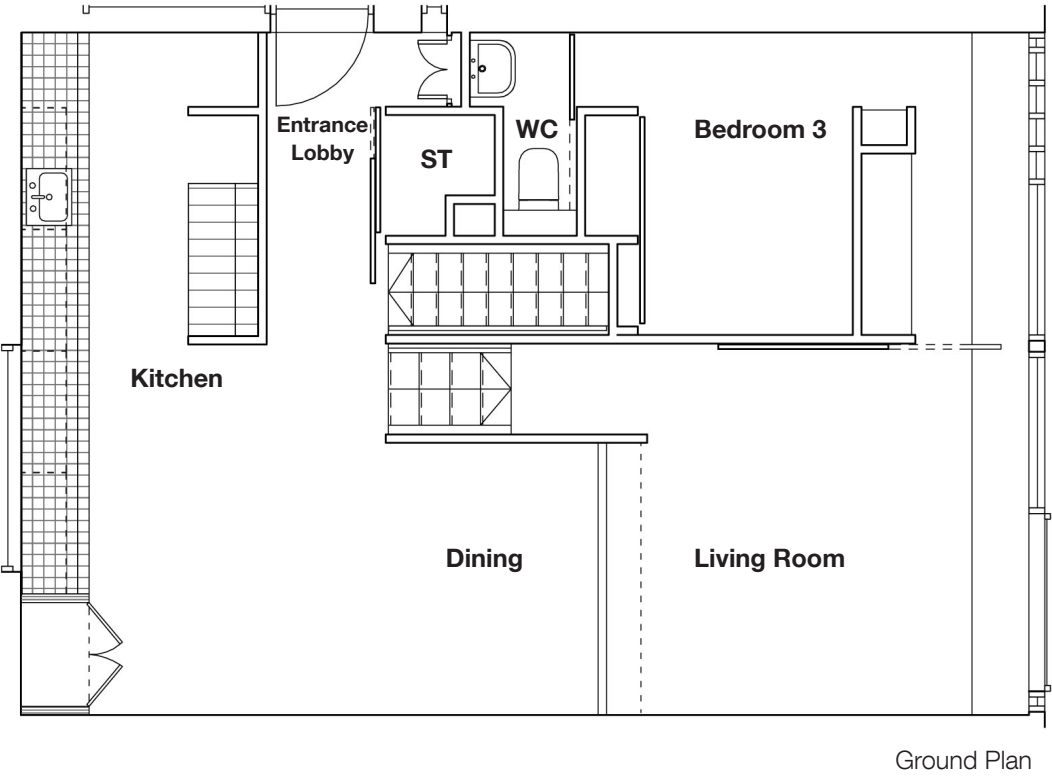
The kitchen is a galley arrangement, with an insitu concrete worktop along the north facing wall, clad with tiles that also extend up the walls to form a splashback. The worktop stops short of the full width of the room with a full height cupboard at one end. There are built-in cupboards above and below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

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.



Original Features

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

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

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

Kitchen:

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

Sliding cupboard doors:

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

Sliding Partitions:

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

Other features:

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

Maintenance:

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

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

01



02



03



04



Section 03

03

Proposed Works

Design Approach

01



01 The Estate photographed soon after completion

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.

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.

Conservation approach

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. 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.

Approaches to existing features

In the majority of cases the original concrete worktop and tiling, the original carcasses for the cupboards and the concrete island have all been retained. Where this is the case the preferred approach would be to retain and refurbish these features and reinstate those features that are missing. In the instances where there are fewer retained features than these three, the approach for the works would be for a sympathetic but contemporary refurbishment.

If for instance the original concrete worktop has been removed the proposal would be to install a solid timber worktop. Where the original cupboards have been completely removed the proposal would be to replace the cupboards in a similar proportion and material but with swing doors.

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

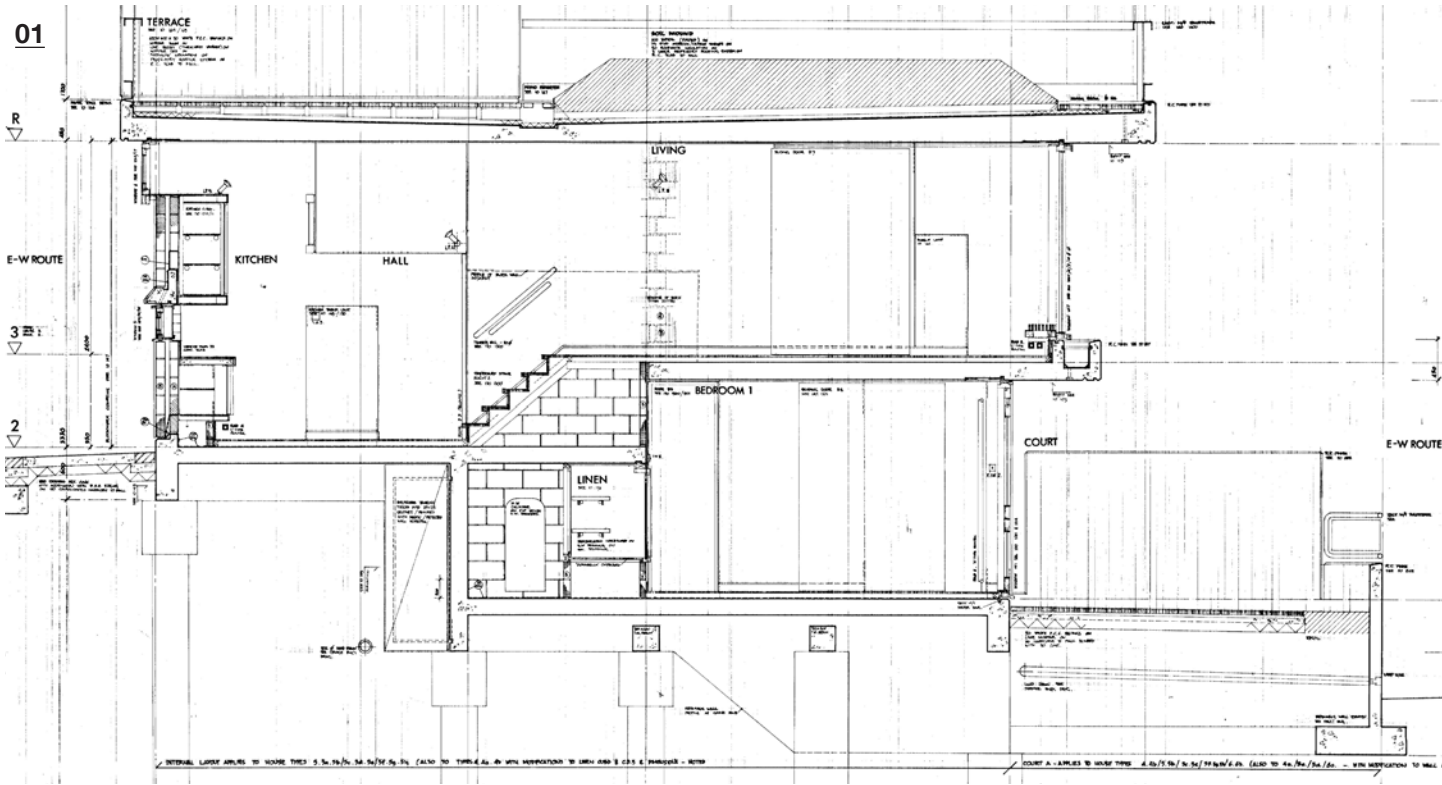
The original worktops, terracotta tiling over reinforced concrete, formed a striking, heavy feature that related to the bold aesthetic of the estate. This was, in the original design, complemented by lightweight elements: Steel sink units, and shelf infill panels that provided a more flexible area that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

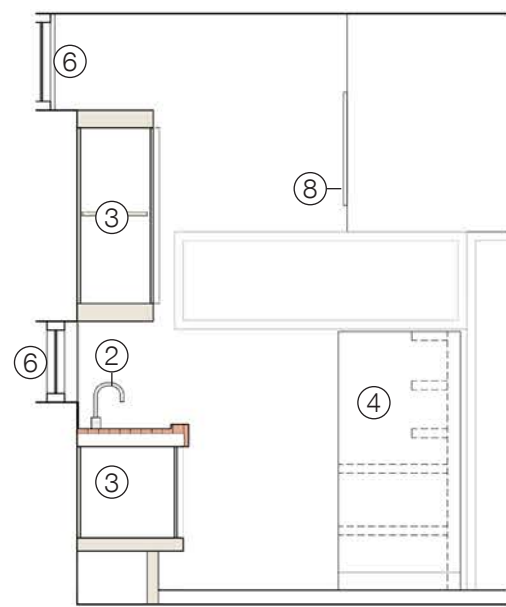
The spur shelves in the island unit have not been found to be original in any of the dwellings surveyed. As, by modern standards, the shelving is not practical for the installation of modern appliances, it is proposed to install a solid timber worktop to complement the timber cupboard doors of the original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

Cupboards

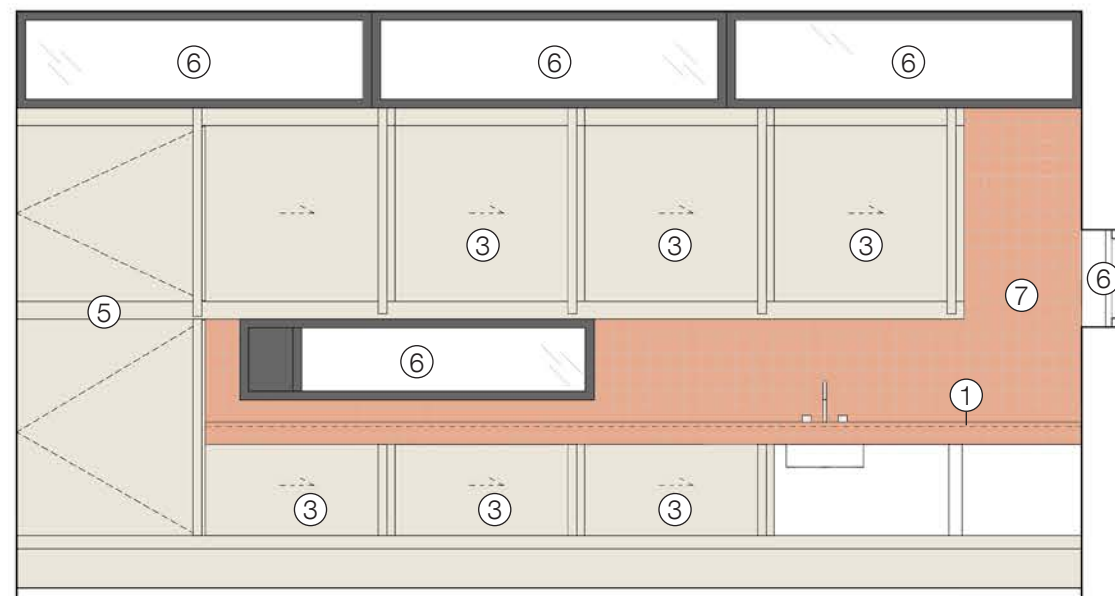
Many of the original cupboards have been replaced in whole or have had their sliding doors removed or replaced. Where the carcass has been retained it is proposed to refurbish the sliding tracks and replace the doors. Where the cupboards have been completely removed it is proposed to replicate the original 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.



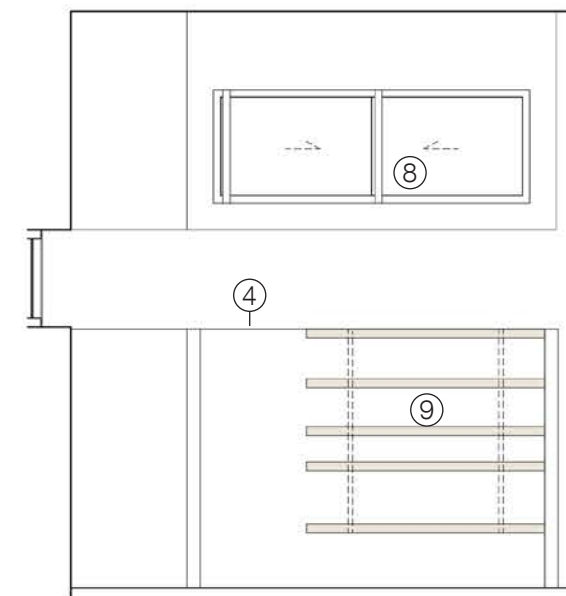
01 Original section through kitchen



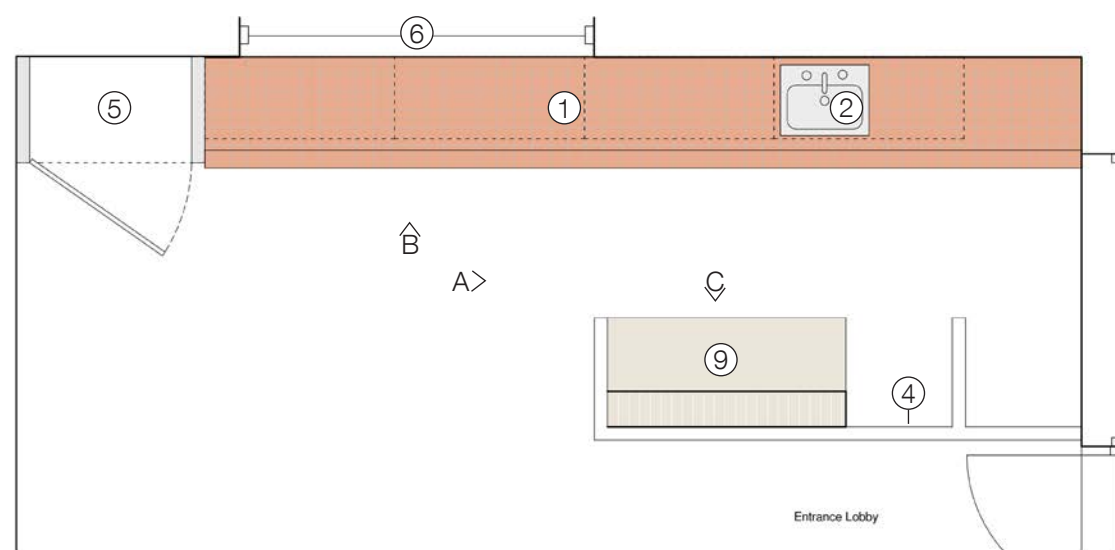
A



B



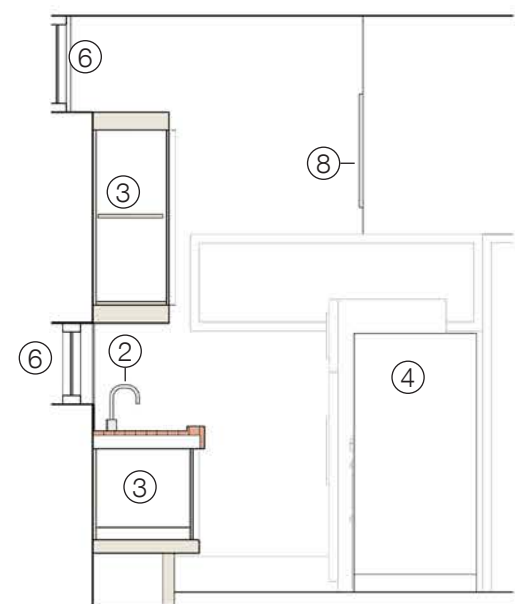
C



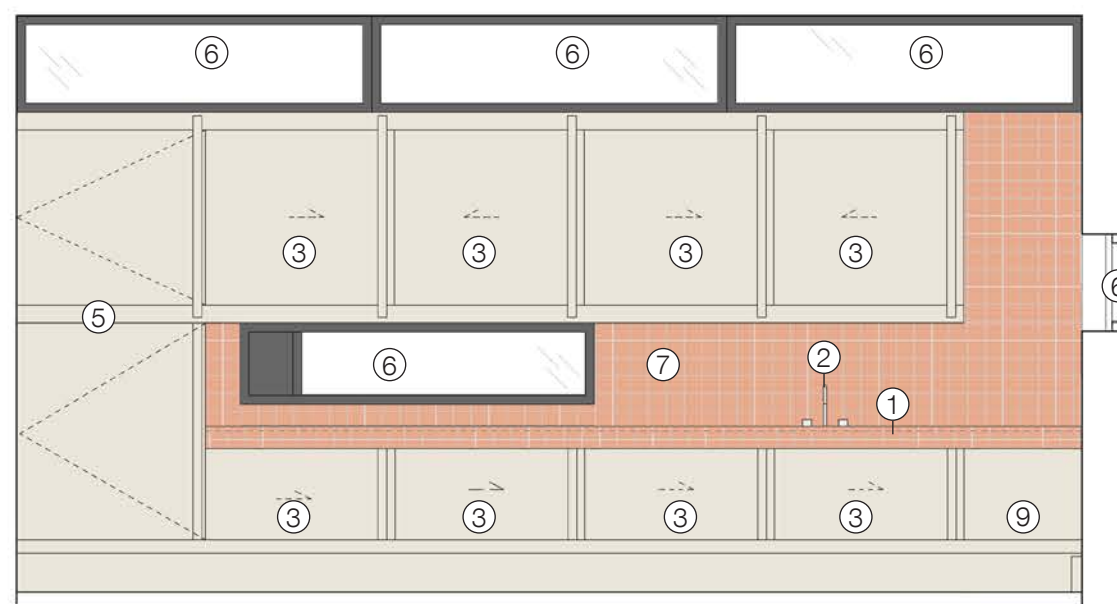
Key:

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

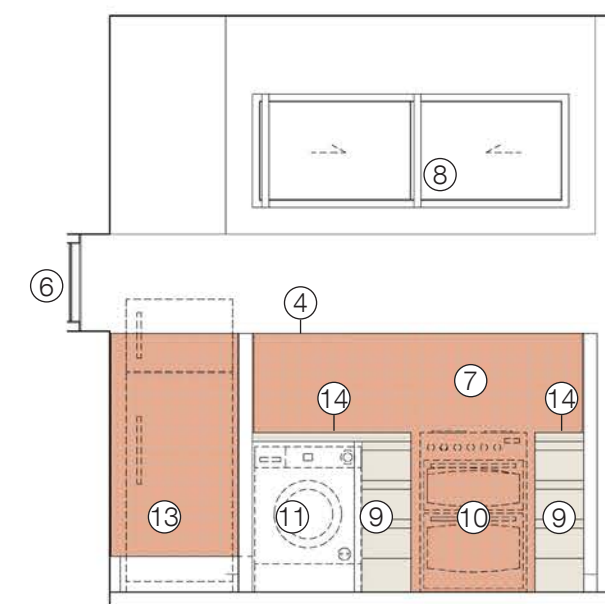
The Original Kitchen



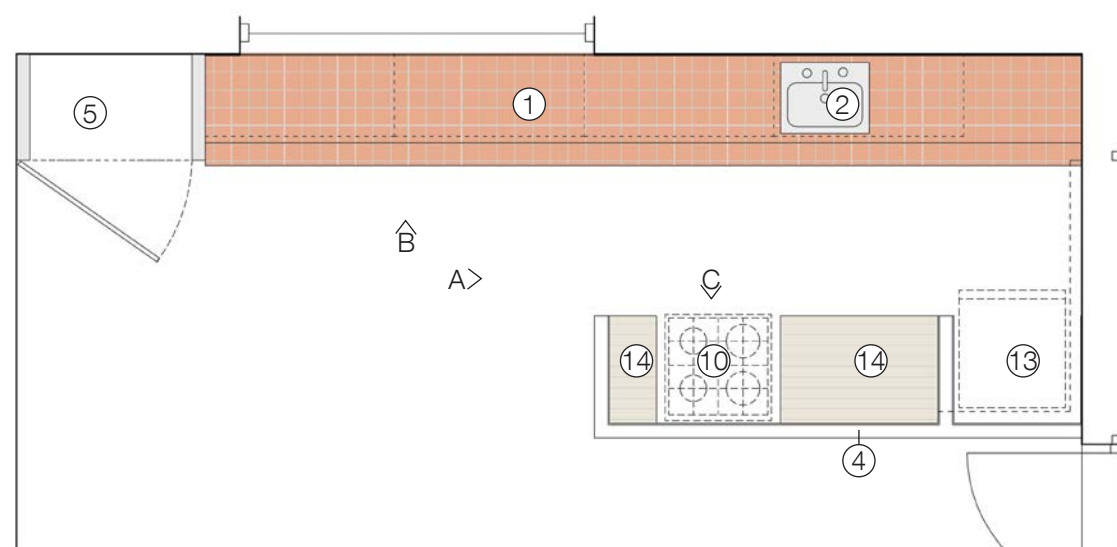
A



B



C

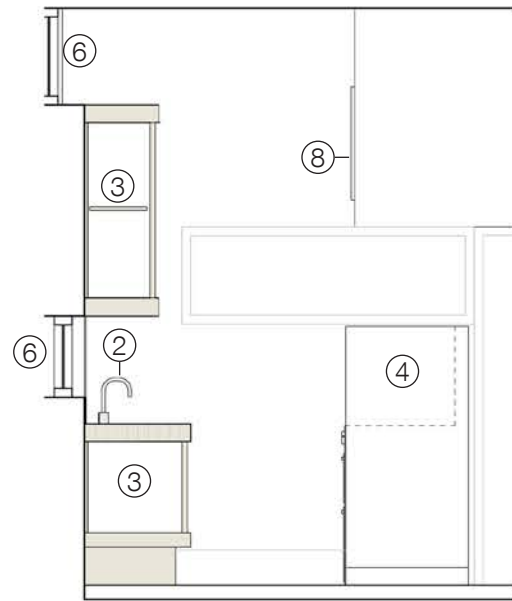


Key:

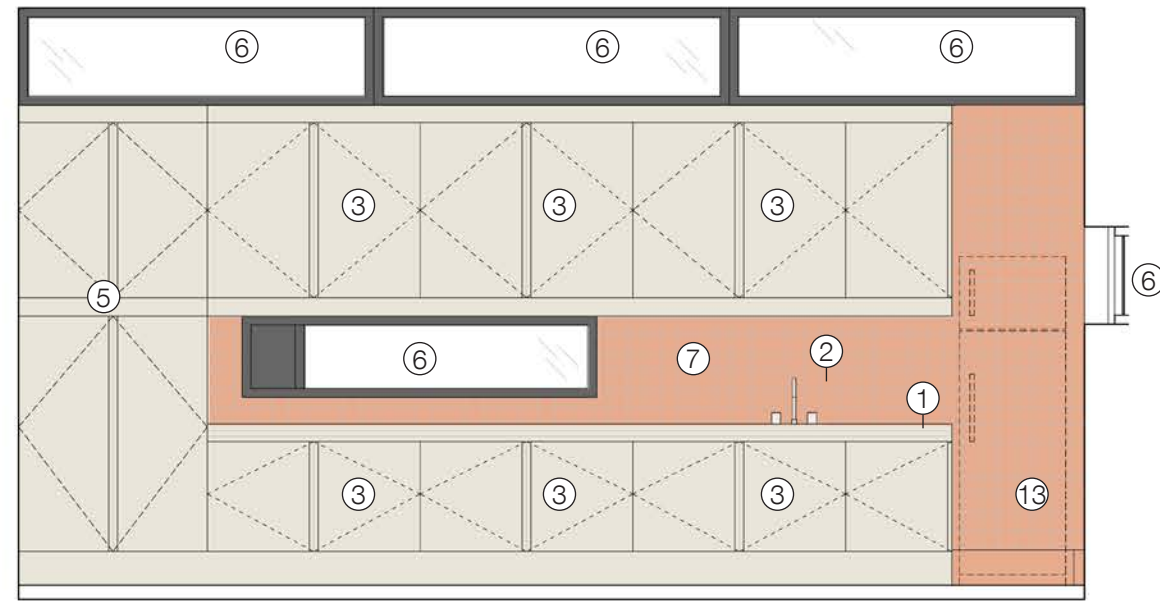
- 01 - Tiled worktop
- 02 - SS sink and taps
- 03 - Ply faced cupboards
- 04 - Concrete block 'island'
- 05 - Full height cupboard
- 06 - Original windows
- 07 - Tiled splashback
- 08 - Sliding doors to loft
- 09 - Timber drawer unit
- 10 - Freestanding cooker
- 11 - Freestanding washing machine
- 12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

The Modified Kitchen

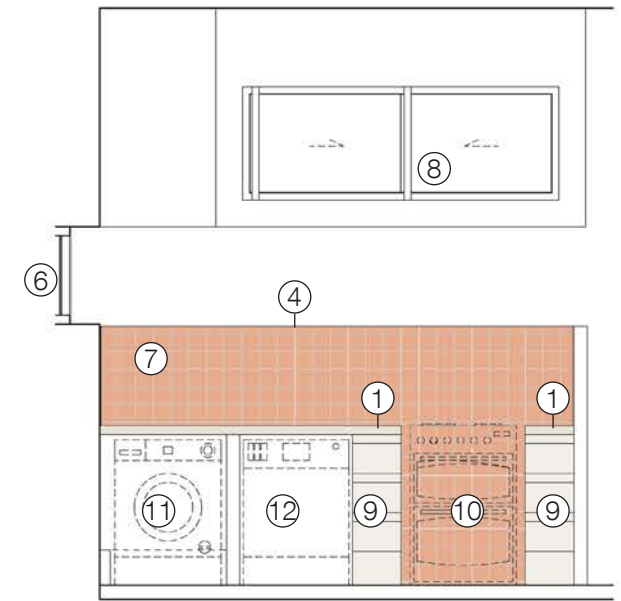
Where there are a significant number of original fittings in place and in good condition the proposal is to retain and refurbish with missing features restored to their original design. This kitchen will replicate the original design as closely as possible and modern interventions would be limited to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



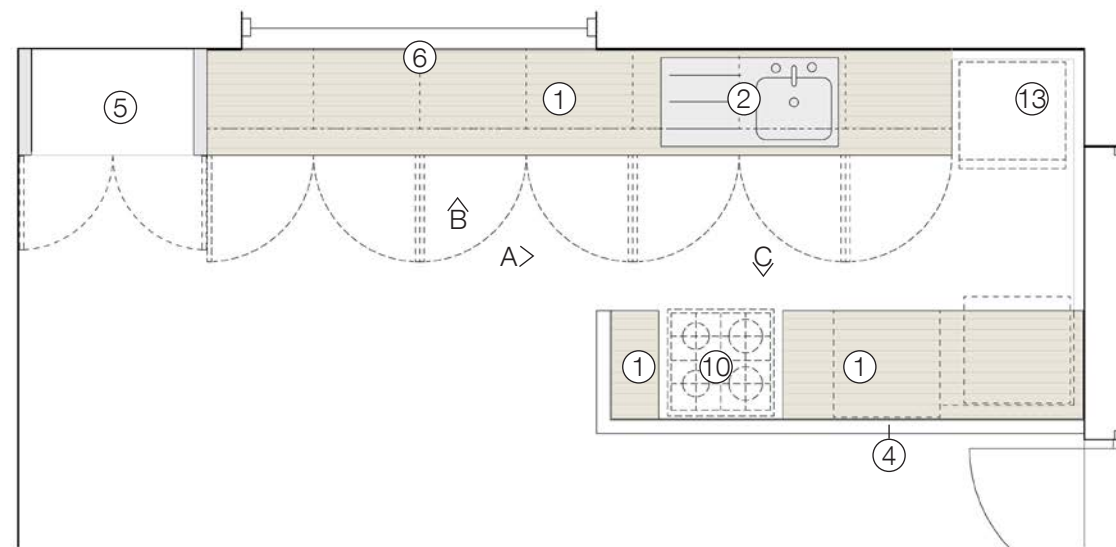
A



B



C



Contemporary Kitchen Layout - Replaced

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

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

Products

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

Kitchen Tiles

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



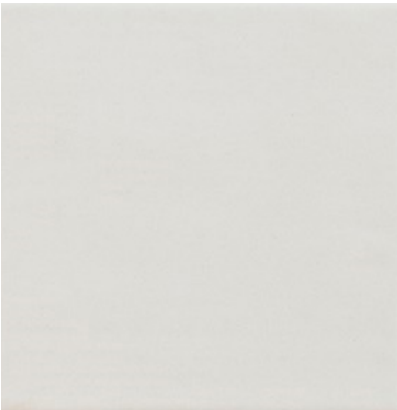
Plywood Cabinetry

High grade birch plywood stained and varnished to match existing:



Bathroom Tiles

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



04

Appendix

No. 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 : Five person
Design Approach: Modified
Better Homes works: Kitchen and rewiring

Current condition of dwelling

Kitchen:

- Original concrete worktop and tiling retained. [01+03+05+06]
- Original tiled splashback retained. [01+03+05]
- 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 to top. [02+03+04]
- Timber panelling applied to island walls. [03]
- Loft doors replaced. [07]
- Full height cupboard doors replaced and worktop installed. [08]



No. 23 Spedan Close

Proposed Schedule of Works		Condition	Works	Listing sensitive feature
Feature				
KITCHEN				
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	N
2.0	Tiled splashback			
2.1	Tiled splashback	Retained and in good condition	Tiles retained and grout to be renewed	Y
3.0	Cupboards			
3.1	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	Solid walls	Height modified, panelling applied and worktop fitted	Height to be reinstated, panelling removed and wall made good	Y
4.2	Shelves	Original shelves removed. Non-original worktop installed	Worktop to be removed and solid hardwood worktop replacement installed with tiled splashback, to match original tiles	Y
5.0	Flooring and walls			
5.1	Sheet lino flooring	In poor condition	Sheet lino replacement to be laid	N
5.2	Walls	In good condition	To be repainted	N
6.0	Loft door			
6.1	Sliding timber doors	Doors missing	Doors to be replaced to match original	Y
WC				
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. 25 Spedan Close



Dwelling Type : Five 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 wall mounted cupboard carcass and 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]
- Loft door retained. [06]



No. 25 Spedan Close

Proposed Schedule of Works				
	Feature	Condition	Works	Listing sensitive feature
KITCHEN				
1.0	Worktop			
1.1	Tiled worktop	Tiles retained and generally good condition	Replace any damaged tiles and renew all grout	Y
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
3.0	Cupboards			
3.1	Below worktop cupboards	Original carcass retained and doors replaced	Replica doors to be birch plywood facing with solid timber replica handle	Y
3.2	Wall mounted cupboards	Original carcass retained and doors replaced	Replica doors to be birch plywood facing with solid timber replica handle	Y
4.0	Half-height kitchen island			
4.1	Solid walls	Panelling applied to internal face	Panelling to be replaced with tiles to match original, external face of island to be painted	Y
4.2	Shelves	Original shelves removed. Non-original worktop installed	Worktop to be removed and solid hardwood worktop replacement installed with tiled splashback, to match original tiles	Y
5.0	Flooring and walls			
5.1	Lino tiled flooring	In poor condition	Sheet lino replacement to be laid	N
5.2	Walls	In good condition	To be repainted	N
6.0	Loft door			
6.1	Sliding timber doors	Doors in good condition	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. 26 Spedan Close



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

Current condition of dwelling

Kitchen:

- Original concrete worktop and tiles retained. [02+05]
- Original tiled splashback retained. [02]
- Original wall mounted cupboard carcass 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 original spur shelving racks in place. [03]
- Original stainless steel sink in place. [02+05]

Bathroom:

- Original heating panel mounted to wall above bath. [06]
- Bathroom fully tiled to all walls. [06]



- 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

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

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 and in good condition. [01+02]

• Original tiled splashback retained and in good condition. [01+02]

• Original wall mounted cupboard carcass retained and timber doors replaced. [01+02+04]

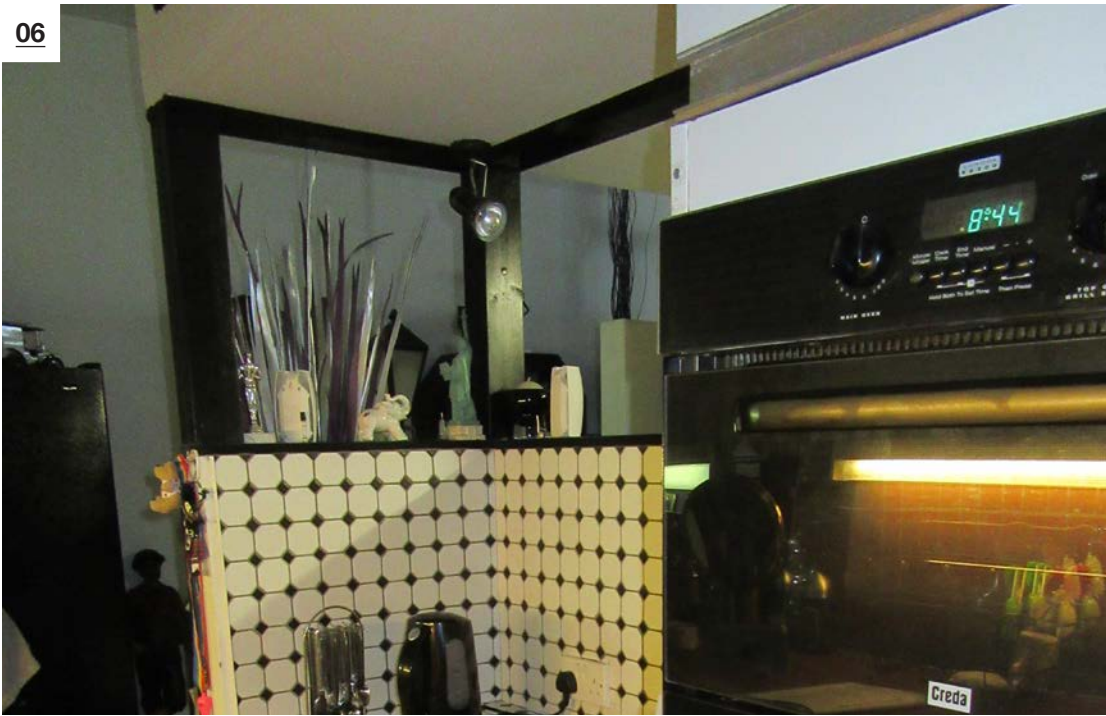
• Original below worktop cupboard carcass retained and timber doors replaced. [01+02]

• Original stainless steel sink retained. [02]

• Timber framing installed from top of island to underside of bulkhead. [05]

• Island fitted with full-height oven adjacent to front door. Walls infilled around fixture. [06]

• Islan tiled to internal face and mirrored to external face. [03+06]



No. 27 Spedan Close

Proposed Schedule of Works		Condition	Works	Listing sensitive feature
Feature				
KITCHEN				
1.0	Worktop			
1.1	Tiled worktop	Tiles retained and generally good condition	Replace any damaged tiles and renew all grout	Y
1.2	Stainless steel sink	To be replaced	Replace with new stainless steel sink	
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	Solid walls	Additional framing fitted to top, height modified at one end	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	N
5.2	Walls	In good condition	To be repainted	N
6.0	Loft Door			
6.1	Sliding timber door	In good condition	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. 28 Spedan Close



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

Current condition of dwelling

Kitchen:

- Original concrete worktop and tiling retained and in good condition. [01+02+05]
- Original tiled splashback retained and in 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]
- Non-original worktop fitted to island. [03]
- Timber panelling fitted to external face of

island, tiled to internal face. [03]

Bathroom:

- Non-original tiles to bath and sink. [06]



- 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

Proposed Schedule of Works		Condition	Works	Listing sensitive feature
Element				
KITCHEN				
1.0	Worktop			
1.1	Tiled worktop	Tiles retained and generally in good condition	Replace any damaged tiles and renew all grout	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 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	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	N
5.2	Walls	In good condition	To be repainted	N
6.0	Loft Doors			
6.1	Sliding timber doors	Replaced	Replica doors to be birch plywood facing with solid timber replica handle	Y
WC				
7.0	Sanitary Fixtures			
7.1	WC	To be replaced	To be replaced	N
7.2	Sink	To be replaced	To be replaced	N
8.0	Flooring and Walls			
8.1	Flooring	Carpeted	Carpet to ber replaced with sheet lino	N
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	N
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	N
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		N
12.2	Walls	In poor condition	Damage to be repaired and wall repainted	
12.3	Flooring	Timber laminate flooring		N

No. 29 Spedan Close

Dwelling Type: Five person
Design Approach: Modified (only where extent of electrical rewiring requires new kitchen)
Better Home works: Kitchen rewiring and rewiring

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]

01



02



03



04



No. 29 Spedan Close

Proposed Schedule of Works		Condition	Works	Listing sensitive feature
Feature				
KITCHEN				
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 handle	Y
3.2	Wall mounted cupboards	New cupboard unit	New carcass with replica doors, doors to be birch plywood facing with solid timber replica handle	Y
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	N
5.2	Walls	In good condition	To be repainted	N
6.0	Loft Door			
6.1	Sliding timber door	In poor condition	To be replaced to match existing	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. 30 Spedan Close



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

Current condition of dwelling

Kitchen:

- Original concrete worktop and tiled retained, timber worktop fitted over. [01+02+05]
- 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]
- Island walls tiled to internal face and timber panelled to external face. [06]



No. 30 Spedan Close

Proposed Schedule of Works		Condition	Works	Listing sensitive feature
Element				
KITCHEN				
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	N
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 island			
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	N
5.2	Walls	In good condition	Paint	N
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: Five person
Design Approach: Replaced
Better Home works: Kitchen, WC flooring and rewiring

Current condition of dwelling

Kitchen:

- Original concrete tiled worktop replaced. [01+02+05]
- Original tiled splashback retiled. [01+02+05]
- Original wall mounted cupboards replaced. [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]
- Island return infilled to ceiling.[01]
- Island wallpapered to external face and tiled to internal face. [04]
- Textured wallpaper applied to all walls. [ALL]



No. 32 Spedan Close

Proposed Schedule of Works		Condition	Works	Listing sensitive feature
Element				
KITCHEN				
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	N
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 replica handle	Y
3.2	Wall mounted cupboards	Carcass and doors removed	Carcass and doors to be replicated, replica doors to be birch plywood facing with solid timber replica handle	Y
4.0	Half-height kitchen island			
4.1	Solid walls	Walls modified, tiled to internal face, wallpapered to external face	Walls to be returned to original arrangement. Tiles to be replaced to match existing and wallpaper removed. Walls to be painted	Y
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	N
5.2	Walls	Textured wallpaper applied to all walls	Wallpaper to be removed and walls painted	N
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	N
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. 33 Spedan Close

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

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]

Bathroom:

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

01



02



03



04



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.

Appendix

No. 33 Spedan Close

Proposed Schedule of Works		Condition	Works	Listing sensitive feature
Element				
KITCHEN				
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	N
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	N
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	N
7.2	Sink		To be replaced	N
8.0	Flooring and Walls			
8.1	Flooring	Lino tiles	To be replaced with sheet lino	N
8.2	Walls	Good condition	To be painted	N
8.3	Access panels to rear of WC	In good condition	None	N
9.0	Sliding door			
9.1	Sliding timber door	In good condition	None	Y
BATHROOM				
10.0	Sanitary Fixtures			
10.1	Bath		To be replaced	N
10.2	WC		To be replaced	N
10.3	Sink		To be replaced	N
11.0	Swing door			
11.1	Timber door	Good condition	None	Y
12.0	Walls and flooring			
12.1	Tiling	Non-original tiles	To be replaced with plain white tile to match original	N
12.2	Flooring	Lino	To be replaced with sheet lino	N

No. 35 Spedan Close

01



02



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

03



04



05



No. 35 Spedan Close

Proposed Schedule of Works		Condition	Works	Listing sensitive feature
Element				
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	N
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 handle	Y
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 original	Y
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	N
5.2	Walls	In poor condition	To be painted	N
6.0	Loft Doors			
6.1	Sliding timber doors	Original doors painted	Doors to be painted 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. 36 Spedan Close



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

No. 36 Spedan Close

Proposed Schedule of Works		Condition	Works	Listing sensitive feature
Element				
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	N
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 handle	Y
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 handle	Y
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 original	Y
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	N
5.2	Walls	In good condition	To be painted	N
6.0	Loft Doors			
6.1	Sliding timber doors	Original doors replaced	Doors to be replaced to match original	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.

No. 37 Spedan Close



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

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]



No. 37 Spedan Close

Proposed Schedule of Works		Condition	Works	Listing sensitive feature
Element				
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	N
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: Five person
Design Approach: Modified
Better Home works: Kitchen, bathroom and kitchen rewiring

Current condition of dwelling

Kitchen:

- Original concrete worktop and tiles retained. [02]
- Original tiled splashback retained. [02+03]
- Original wall mounted cupboard carcass and 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]
- Sheet lino flooring.
- Tiling extended up wall for shower. [05]

Bathroom:

- Original heating panel fixed to wall. [01]



No. 39 Spedan Close

Proposed Schedule of Works		Condition	Works	Listing sensitive feature
Element				
KITCHEN				
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	N
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 solid timber replica handle	Y
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 solid timber replica handle	Y
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 tiled to match original	Y
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	N
5.2	Walls	Walls in poor condition, tiled below window	Tiles to be removed	N
6.0	Loft Doors			
6.1	Sliding timber doors	Original retained	None	Y
BATHROOM				
10.0	Sanitary Fixtures			
10.1	Bath	To be replaced	To be replaced	N
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	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
12.2	Flooring	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.

No. 42 Spedan Close

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

Current condition of dwelling

Kitchen:

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

- Wall tiled below window. [03+04+05]

Bathroom:

- Tiled bath panel replaced with timber panelling. [07]
- 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		Condition	Works	Listing sensitive feature
Element				
KITCHEN				
1.0	Worktop			
1.1	Tiled worktop	Original concrete worktop and tiles retained, tiles sealed	Damaged tiles to be replaced and grout renewed	Y
1.2	Stainless steel sink	Original retained	Replace with new stainless steel sink	N
2.0	Tiled splashback			
2.1	Tiled splashback	Original tiles retained	Damaged tiles to be replaced and grout renewed	Y
3.0	Cupboards			
3.1	Below worktop cupboards	Original carcass retained and doors replaced	Replica doors to be birch plywood facing with solid timber replica handle	Y
3.2	Wall mounted cupboards	Original carcass retained and doors replaced	Replica doors to be birch plywood facing with solid timber replica handle	Y
4.0	Half-height kitchen island			
4.1	Solid walls	Height reduced and worktop fitted to top		Y
4.2	Shelves	Original shelves removed		Y
5.0	Flooring and walls			
5.1	Flooring	Sheet lino in good condition		N
5.2	Walls	In good condition	To be repainted	N
6.0	Loft Doors			
6.1	Sliding timber doors	Original doors retained, handle and frame painted		Y
WC				
7.0	Sanitary Fixtures			
7.1	WC		Replace	N
7.2	Sink		Replace	N
8.0	Flooring and Walls			
8.1	Flooring	Timber flooring	If in good condition retain, if in poor condition replace with sheet lino	N
8.2	Walls	In good condition	Repaint	N
8.3	Access panels to rear of WC	Retained and in good condition	Repaint	N
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	N
10.2	WC		To be replaced	N
10.3	Sink		To be replaced	N
11.0	Swing door			
11.1	Timber door	Original retained and in good condition	None	Y
12.0	Walls and flooring			
12.1	Tiling	Original tiles replaced with timber panelling, in poor condition	Timber panelling to be removed and replaced with tiles	N
12.2	Flooring	Timber flooring fitted and in poor condition	Flooring to be replaced with sheet lino	N

Status
PLANNING

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Client
LB Camden