64 Gilbey House, NW1 7BY

**Design &Access Statement**

**Features**

Gilbey House was listed Grade II in 1981 for its exterior. The interior was not inspected. Gilbey House was built in 1894 with additions in 1937. It is an early example of reinforced concrete, and another innovation is foundations that are floated on cork to reduce vibrations from the nearby trains. The exterior is rendered with full height Windows on the canal side. The property is 5 stories with a recessed 6th floor, plus a basement.

**Access**

Access to the building/flat has not been altered.

Access within the flat has been improved. All rooms now have 2 exits which improves escape in the case of fire. See plans.

Flooring on both levels is smooth resin with no thresholds or steps.

Both levels have wc/shower rooms and bedrooms.

Fire escape from the top level is either via the stairway or via bedroom 2 onto the roof terrace and designated fire escape.

Fire escape from the lower level is via the front door, accessed either via the corridor or bedroom 1.

**Layout**

Upper level.

Shower room has been enlarged to include lobby area of bedroom 3.

Doorway has been added between shower room and bedroom 2.

Lower level.

Doorway has been added from bedroom 1 to shower room.

Other doorway into shower room has been changed to side wall to give access to laundry room. Partition and doorway to living room has been removed.

Outer stairwell wall has been removed and replaced with glass.

Partition and doorway to old kitchen has been moved to create smaller room for laundry.

See plans

**Scale/Appearance**

N/A

**Landscaping**

N/A

**Heritage Assets**

The exterior, has not been affected. The interior has no historic interest. The whole building was gutted in in the 1990s and converted to flats. The remodelling on the flat has brought the flat up to modern standards with rewiring, LED lighting and a clean minimalist aesthetic in keeping with the original use of the building as a warehouse for Gilbey’s wine and gin.

Impact

The remodelling has had no impact on the appearance of the property.