

81b Rowley Way

DESIGN, ACCESS AND HERITAGE STATEMENT



December 2018

FRANCISCO SUTHERLAND ARCHITECTS

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1. Introduction

Location: Alexandra and Ainsworth Estate, London
Borough of Camden NW8

Address: 81b Rowley Way, NW8 0SL

Architect: Neave Brown

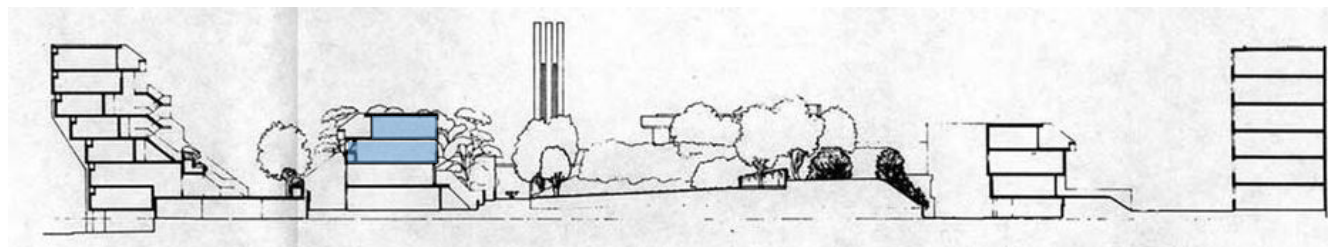
Date Built: 1972 – 1978

Listing: Grade II* listed (1993)

Conservation Manual and other references:

- Alexandra Road Estate Management Guidelines, January 2006
- Cook's Camden, The Making of Modern housing by Mark Swenarton, 2017
- 2B Specification for Better Homes Programme, 2015

This statement is to be read in conjunction with the associated set of architectural drawings.



2. Heritage statement

The Alexandra and Ainsworth Estate was built between 1972-1978, and is the largest development to have come out of the Camden social housing department during its golden era of the 70s, headed by the principal planner of the borough at the time, Sydney Cook.

Neave Brown intended the estate to be first and foremost a 'part of city', encompassing alongside residential flats a play centre, public park, community centre, school, youth centre, heating complex, shop and building department depot.

His design was in part a response to the recent popularity of the high-rise, as a result of the need for high density social housing in post-war Britain. He triumphed the idea of the high-density low-rise, which he saw as a model for a more human approach to social housing. He described this type of building as the Victorian terrace model: a series of adjoining houses facing onto a shared street.

The A&A estate revolves around this central 'street', Rowley Way, which stepped terraces face onto, running parallel with the slightly curved railway line to the north. This street was intended to provide a sense of community by encouraging neighbour interaction, and every front door could be accessed directly from it. Greenery and foliage are built into the design, through integrated planters in both communal and private areas and communal gardens which span the length of the estate.

The estate was modelled on previous projects of Brown's, including Fleet Road Estate and Winscombe street. All of his works place an emphasis on the importance of communal and private space, as well as the role of the indoor and outdoor in our domestic environments.

Brown's model went on to be repeated in various projects across Camden during Sydney Cook's time, including Highgate New Town by Peter Tabiori and Mansfield road by Benson & Forsyth. His work has received growing appreciation in recent years, particularly in the wake of the Grenfell fire, and the widespread acknowledgement of recent poor-quality social housing which has taken place since. He was awarded the RIBA gold medal in 2017 for his lifetime's work.



Features of Historical significance

Neave Brown's internal layouts were inventive and thoughtful in their consideration of what would be the most ergonomic benefit to residents.

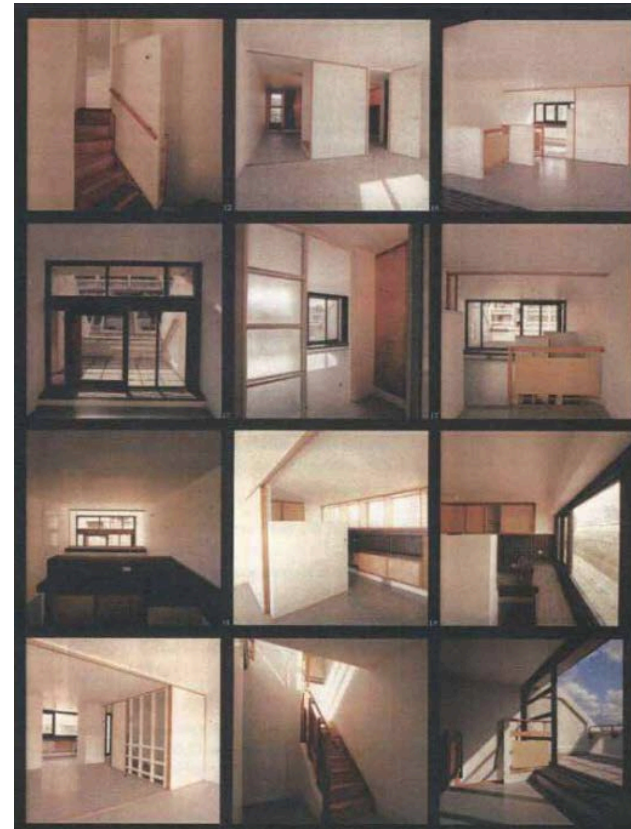
An example of this is the flats with double storey layouts, in which the bedrooms are on the lower floor and the living area is on the upper floor. Brown has said that this was so that residents would be making noise on the floor above their own dwelling, rather than their neighbours'.

These are connected by a distinctive Aalto-style birch ply and pine staircase, which curves around from the entrance area into the living space at the top. Sliding cupboard doors in the kitchens and bedrooms match these materials. The kitchens featured concrete tiled worktops, in brown or off-white 10cm square quarry tiles. The flats originally had black-stained bespoke window frames, including the floor to ceiling sliding windows which provide access to the balconies of each flat. Light is also an important feature of the layouts, with each flat receiving a balance of light from both the north and south aspects.

Sliding partition doors play a significant role in the space, to divide spaces with different uses. All the flats are open plan, particularly in comparison to typical domestic layouts at that time, while retaining each area's distinct function and purpose. These factors contribute to the spacious feeling of the flats, considering their total footprint size. All the original materials and finishes are very neutral and chosen for their functionality. Materials used are modest and relatively inexpensive.

Of the 520 flats in the estate, 80% are still council-owned. The Alexandra and Ainsworth Estate is currently subject to wide scale refurbishment by the council, as part of the better homes scheme. Council-owned flats will be divided between high-priority and low-priority, according to the number of original design features which remain. The main goals of the project are to modernise the residences in order for them to be suitable for contemporary usage, while preserving the original designs as much as possible.

The alterations here proposed follow the same principles in the modernisation of a B2 dwelling and were developed in the spirit of the original designs.



Internal features of historical significance: original staircase, plywood cupboards, concrete worktop, brown/off-white tiling and partition sliding doors

3. Flat type: B2

The type B2 flat was designed as a 2-bedroom, 3-person dwelling with living and bedroom spaces over two floors.

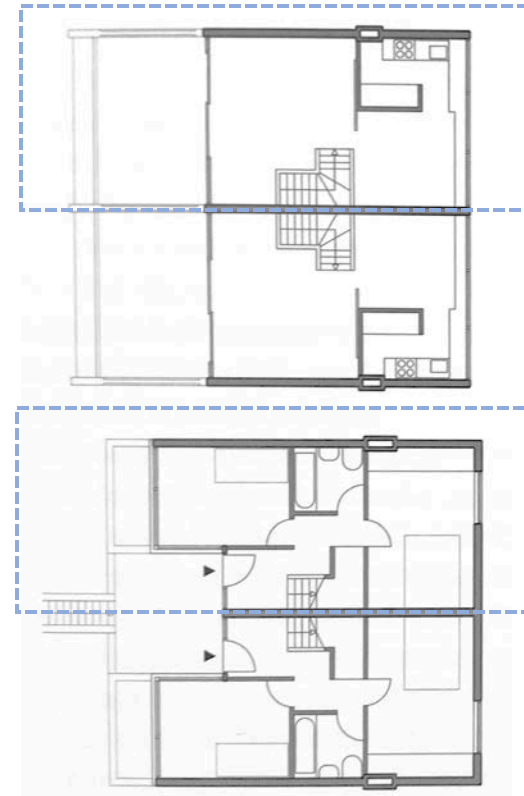
The flat has staircase access directly to the entrance from the street, which is shared with the neighbouring flat. It is accessed via the lower level, on the same floor as the bedrooms and bathrooms which are situated off the hallway behind a sliding partition wall. The staircase follows up to the living area to the left and the kitchen area to the right, which is behind another sliding partition wall.

There are floor to ceiling glazed timber framed windows on the north-facing side, which lead out onto an open-to-the-sky balcony and glazed timber windows across the southern facing wall. The street is below the balcony to the north and the kitchen/dining area looks out onto the communal gardens to the south.

Original features of the type B2 flat include sliding birch ply cupboard doors in the kitchen and master bedroom, original staircase, plywood cupboards, concrete worktop, brown tiling and partition walls.

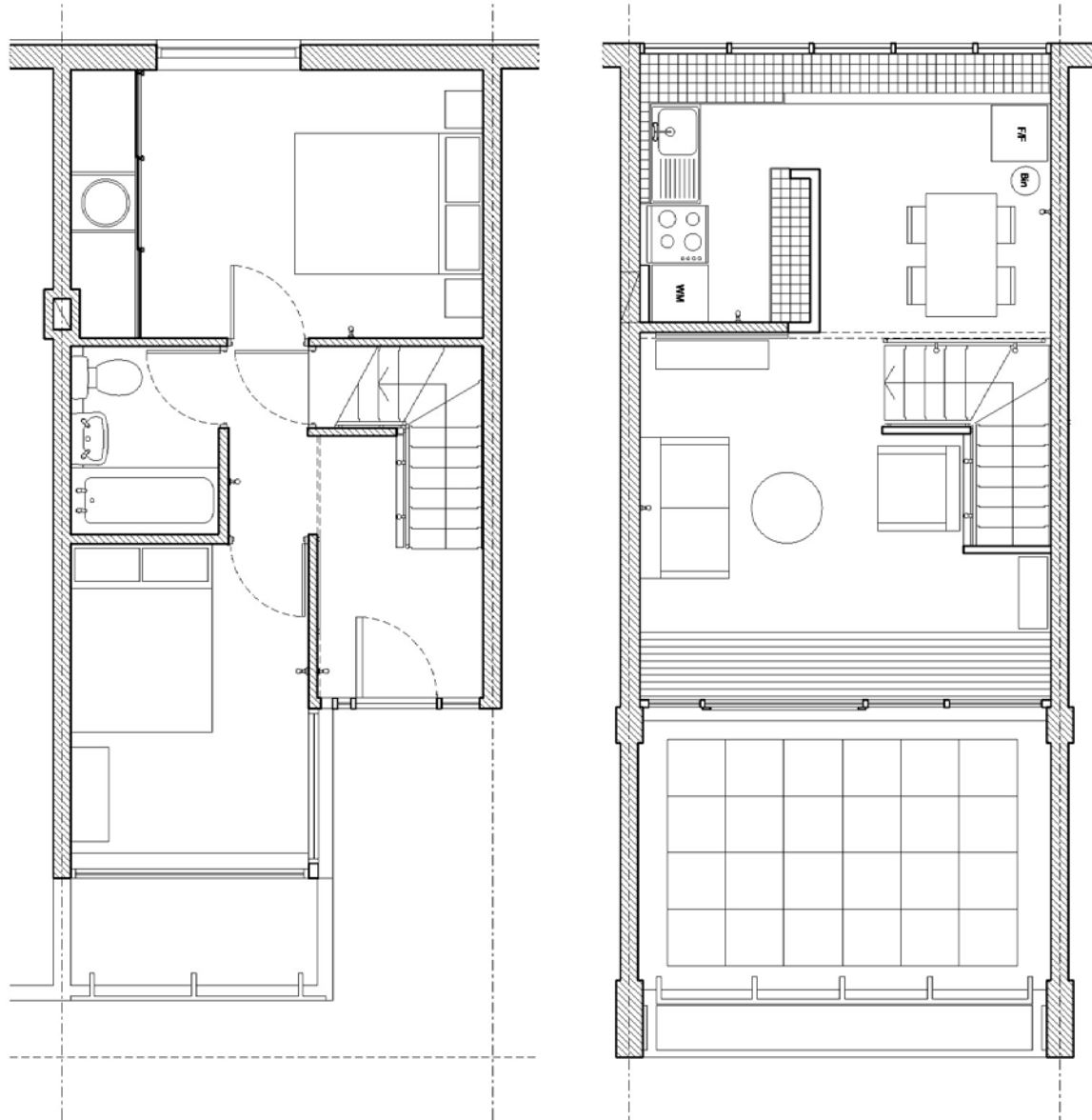
The kitchen area is very compact, with space originally for a freestanding fridge and cooker in addition to the built-in sink and drainer board, worktop and cupboard space. This is adjacent to an island which housed more cupboard and worktop space behind a partial height wall, holding head-height cupboards. There was no room made originally for a washing machine, freezer or dishwasher.

As a result of this layout, the type B2 flat type is one of the more challenging flat types to adapt to the integration of modern appliances, due to limited space and flexibility within the kitchen area.



B2 flat type plan, showing layout and shared entrance arrangement

4. Existing Floorplans



5. Proposals

Access Statement:

Existing access to the dwelling and internally will be unaffected by the proposed alterations.

Impact on the exterior appearance:

No alterations to the exterior of the dwelling are proposed.

Design Statement:

General aims

To retain as many original features as possible, while introducing necessary modern alterations and appliances in accordance with current needs.

Kitchen and living room

The adaptations to the kitchen will allow to accommodate the following, with the least disruption to the original features as possible: compact dishwasher, fridge, general waste and recycling bins, increased cupboard space, extractor fan.

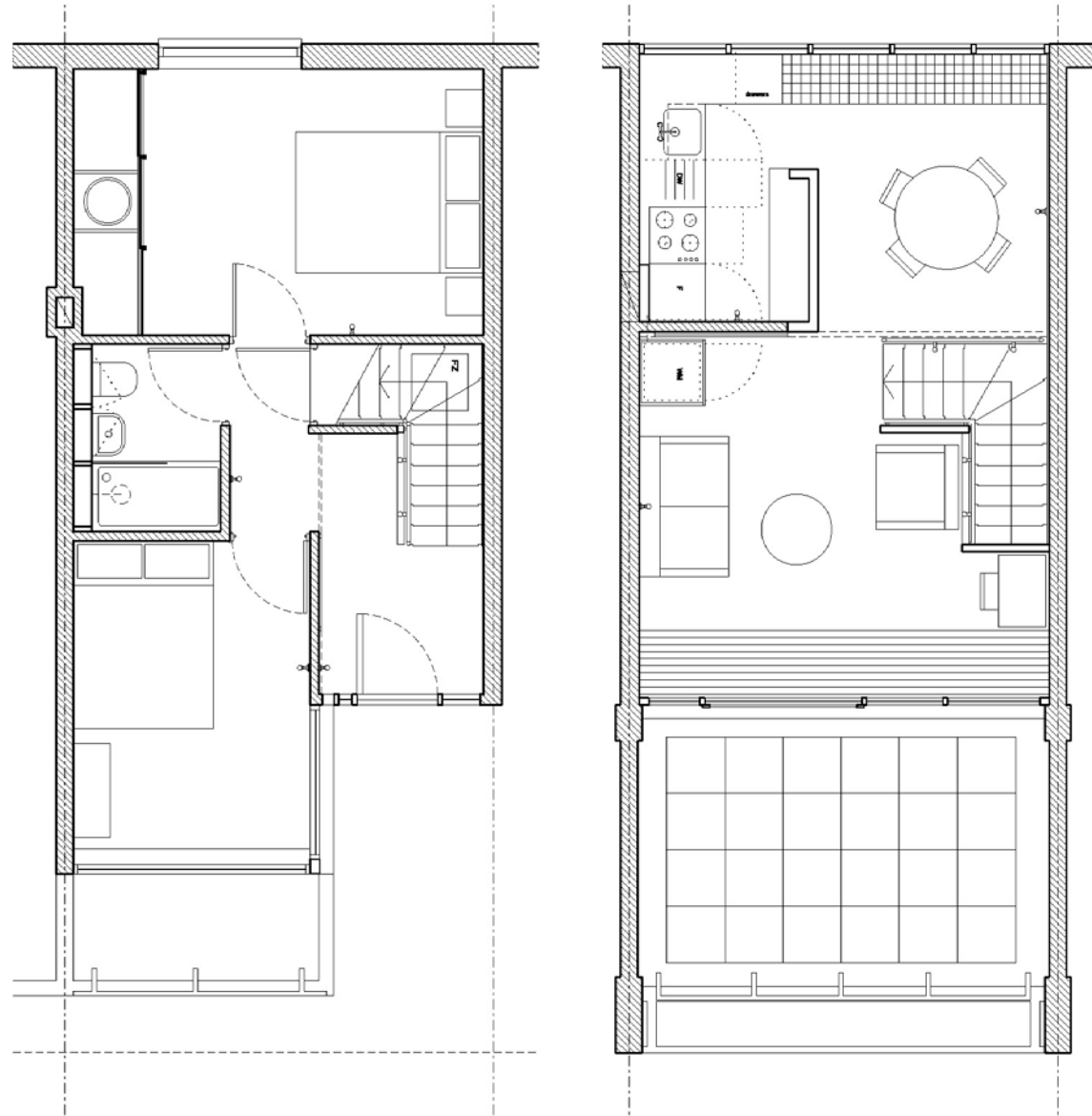
It is important to retain the integrity the original design which, creates clearly designated functional areas, within an open plan space. Therefore, all the kitchen appliances are to be within the main kitchen area, in the area designated by the island. Currently, the fridge/freezer and two bins (general and recycling) are within the dining table, and in front of storage cupboards, which is not an appropriate arrangement. It is proposed the low-level wall is to be reduced by 500 mm in order to improve the connection between the two spaces. The precast top is to be retained.

It is also proposed that the washing machine is relocated to the living room, enclosed in a bespoke joinery cupboard, in birch plywood.

Bathroom

Replace existing sanitary-ware with modern equivalents to remain in existing locations. This will keep plumbing efficient and up-to-date for contemporary needs and longevity. New tiling follows from the original, white glazed, 150 x 150 mm. The introduction of a 200 mm services zone will allow for the boxing in of the shower pipework, cistern and integrated cupboard.

6. Proposed floorplans



7. Kitchen: existing



The original carcasses of the wall-mounted and lower island cupboards remain but the doors are no longer present.

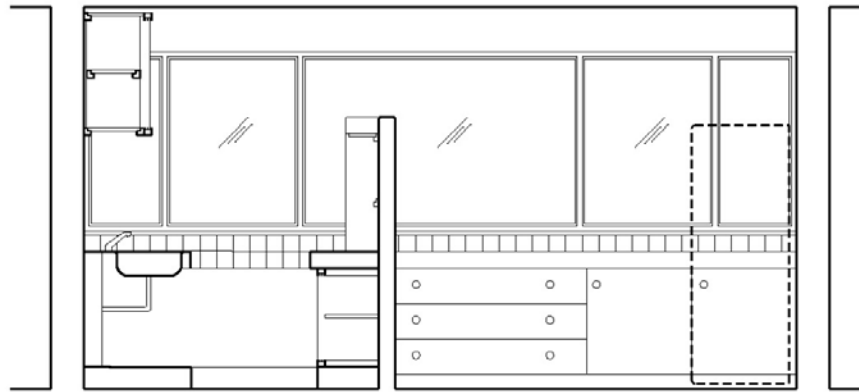
There is only a shelf left where the upper cupboards were on the island, and the under-counter drawers to the right of the sink have been removed.

The original tiles are in poor condition, in particular the grout which has absorbed a lot of dirt and grime over their lifetime without proper maintenance.

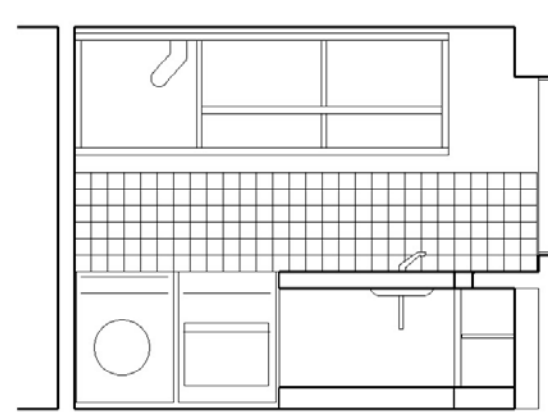
Non-original cupboard doors have currently been added to the concrete worktop running along the southern wall of the kitchen/dining area. They are in disrepair and are unhygienic.

All original cupboard doors are no longer present.

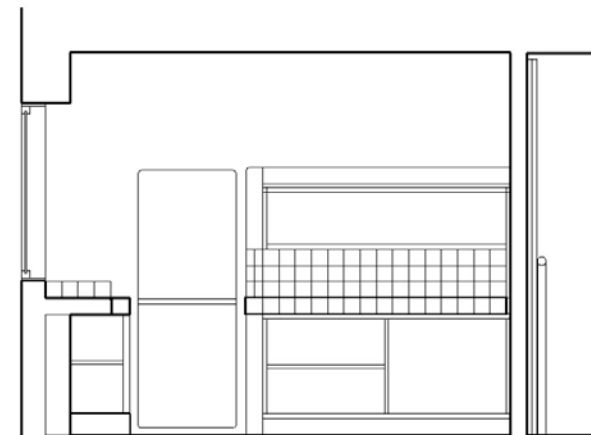
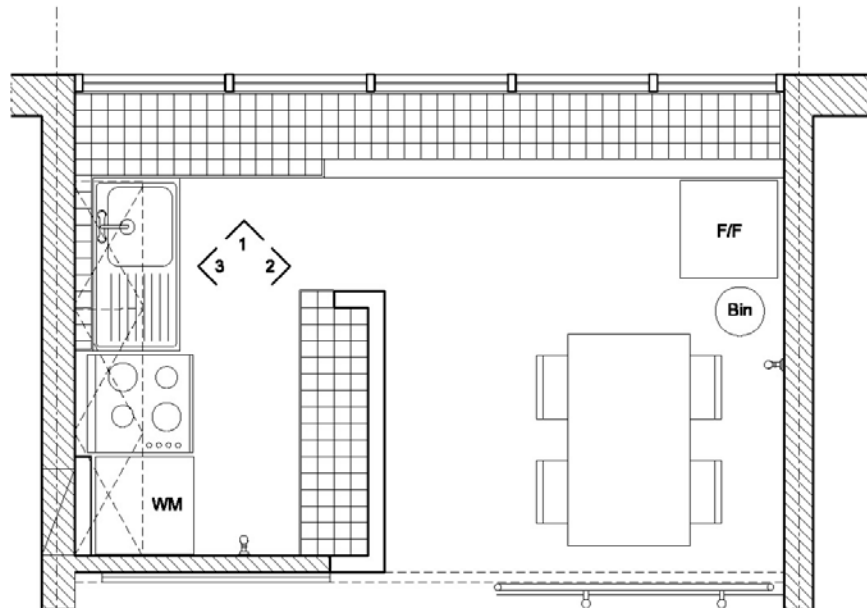
Kitchen: existing drawings



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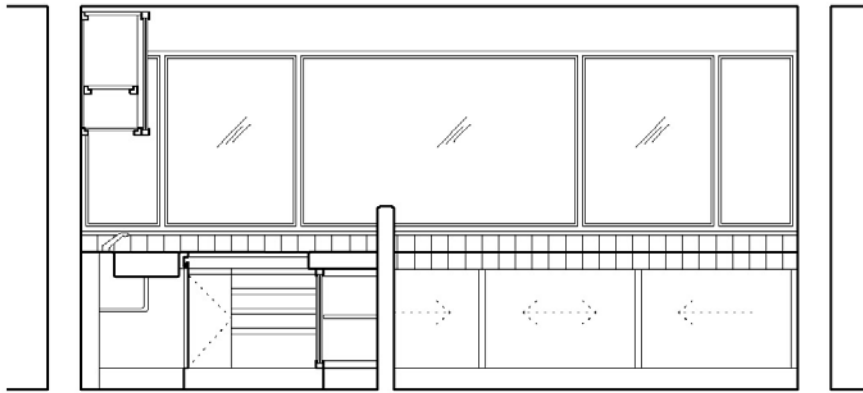


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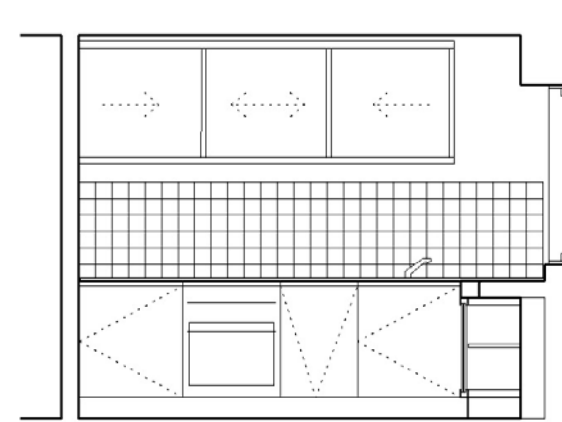


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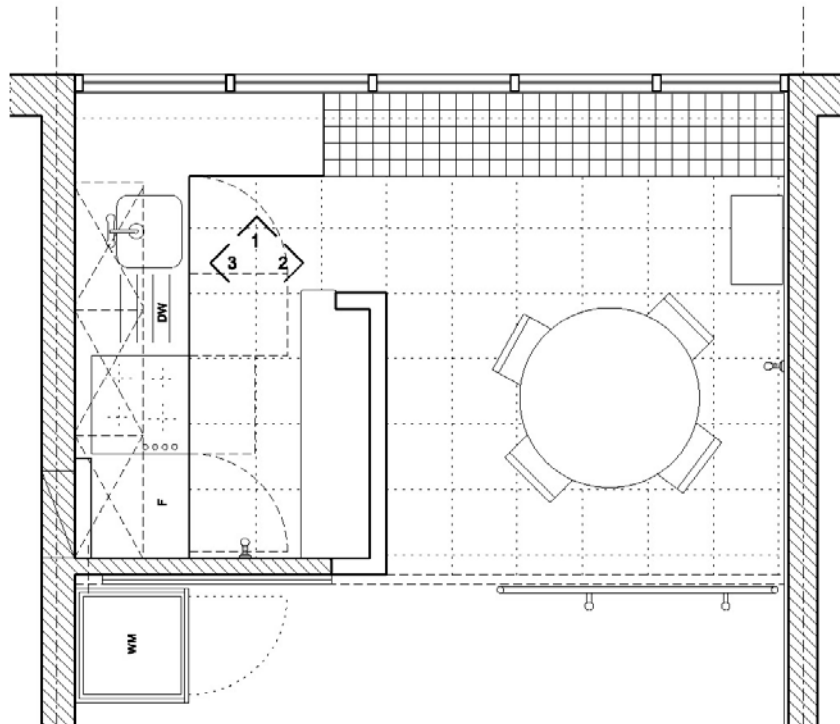
Kitchen: proposed drawings



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Kitchen: proposed

A hygienic and hardwearing white quartz worktop is proposed to be fitted resting on top on part of the tiled concrete worktop, and will run along the eastern wall of the kitchen. White is chosen as a natural continuation of the original white tile grout and white walls.

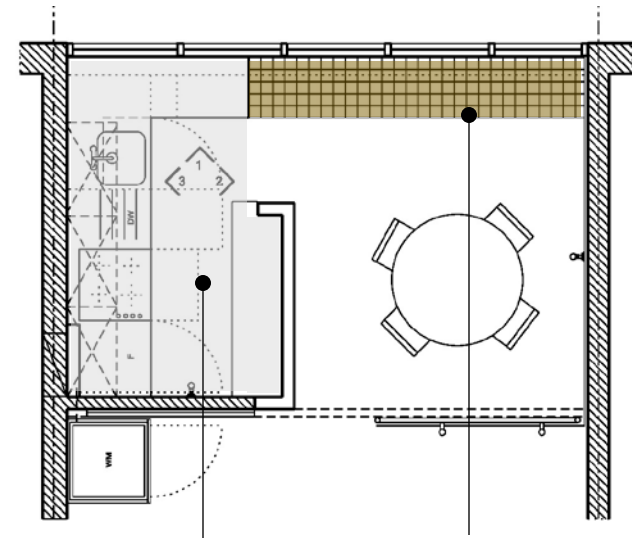
A quartz worktop is also proposed to the island surface (see diagram on this page and 3D views below).

There will be simple matt white cupboard fronts (painted plywood) over the fridge and slim-line dishwasher (where there are currently either freestanding appliances or void area) and a drawer unit with the pull handle detail to match.

As the cupboards above the island are no longer present, and in order to open up the kitchen area towards the dining space, it is proposed to lower this wall, by approximately 500 mm, while retaining and stripping back to the original, the curved concrete coping on the top of the wall. This will make a more light, open plan and sociable kitchen area, while maintaining the elements of the kitchen that are essential in order to retain the original design and character. This proposed height aligns with the stair balustrades.

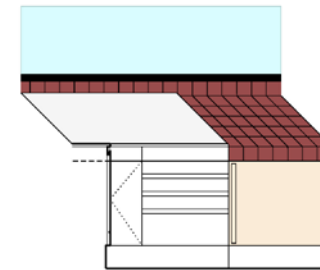
It is also proposed to use the middle of the three wall-mounted cupboards carcasses above the kitchen area, to house an integrated extractor fan. These will then hold replica high-grade birch plywood sliding doors, which will be in exact accordance to the original details.

High-grade birch ply replica sliding doors will also be fabricated to be housed under the island in their original position and under the longer tiled worktop.

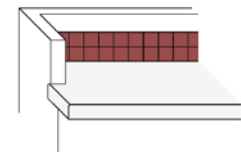


Area of plywood painted white cupboards and white quartz worktop

Area of clear lacquered birch plywood cupboards and replaced chocolate-brown tiled worktop



Worktop transition diagram



Worktop island diagram

Kitchen: proposed

While the non-original cupboard doors added to the concrete worktop along the southern wall are a practical addition to the kitchen to provide more cupboard space, they are poorly fabricated, unhygienic and the design does not compliment that of the original. It is proposed to recreate the original sliding doors to match those under the kitchen island and mounted to the wall, to run under this part of the original worktop.

This requires adding 10cm to the concrete worktop (as is the current protrusion of the cupboards attached to the front), running along the southern wall for this cavity to be used as cupboard space. This addition will be made using timber in order for the original concrete worktop to remain intact. The replica tiled surface and edge will be fitted in exact accordance with the original, the only change being the 10cm addition.

This element of the design will echo type A2 flats, which also have cupboards running along the back wall.

As a result of the poor condition of the grouting (extremely dirty and irregular), to recondition the existing ceramic tiles, it would be required to remove and re-grout, which would likely lead to damage.

The tiles are unglazed, unsealed and have not been maintained over the years, adding to the very unhygienic food preparation worksurface.



Example of type B2 flat with kitchen island wall lowered with original concrete coping retained, aligned to the balustrade walls height



Example of type B2 flat with original brown tiles in good condition

Kitchen: proposed

The replacement approved chocolate-brown tiles (Tesera 10 x 10 cm) and white grouting will retain the look of the original tiling, and follow from the Management Guidelines point 2.018 and current specification by Levitt Bernstein Architects.

Any surviving original tiles will be salvaged and returned to the council, if this is of interest and if possible.

The original curved precast top of the two half walls supporting the staircase will also be stripped of their paint, back to their original condition.

It is proposed that the current non-original sheet vinyl flooring and original vinyl tiles below are removed and replaced with grey terrazzo tiles in close colour shade to the original grey vinyl tiles.

Whilst most appliances and bins can be accommodated in the kitchen, it is proposed that the washing machine is housed in a bespoke plywood cupboard within the living space, by the partition wall. This location is adjacent to the services riser and as such ideally located for the drainage connection.

This low-level unit will be complemented with light wall shelving in matching birch plywood.



Example of type A2 flat with original below worktop back wall cupboards



3D model view illustrating key zones and materials

Kitchen: proposed view



Kitchen: proposed view



1. Sink 2. Mixer tap 3. Fridge 4. Matt white handle-less kitchen cupboards and white quartz worktop 5. Integrated washing machine (bespoke plywood cupboard) 6. Integrated slim-line dishwasher 7. Hob cooker 8. Oven and storage drawer underneath 9. Replacement 10x10 cm chocolate-brown tiles 10. Integrated kitchen extractor fan 11. Storage cupboard 12. Integrated bin 13. Original concrete worktops re-tiled 14. Replica birch ply sliding cupboards 15. Grey terrazzo tiles 16. Lowered island wall 17. Paint stripped original curved-edge precast top 18. Drawers unit with original detailing

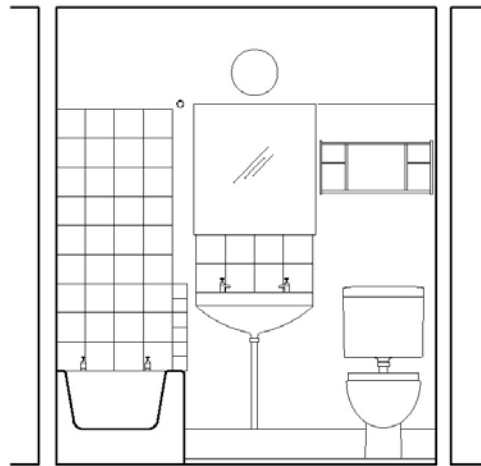
8. Bathroom: existing



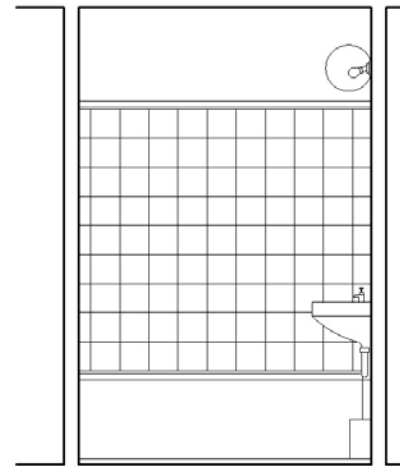
The bath, basin and toilet are in very poor condition. The wall tiling is irregular and of poor quality and again, in need of replacement.

The original vinyl tiles are no longer present under the current non-original vinyl sheet flooring.

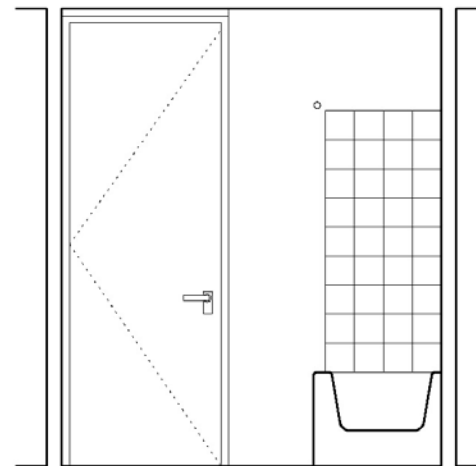
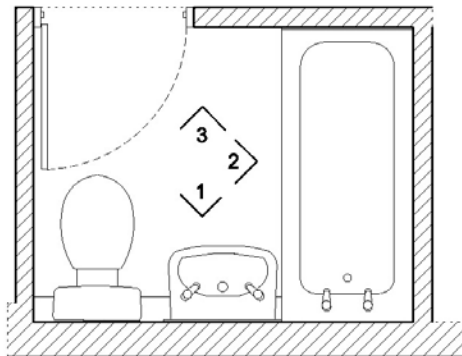
Bathroom: existing drawings



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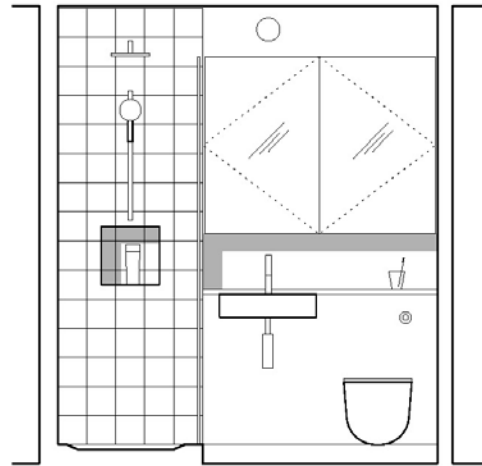


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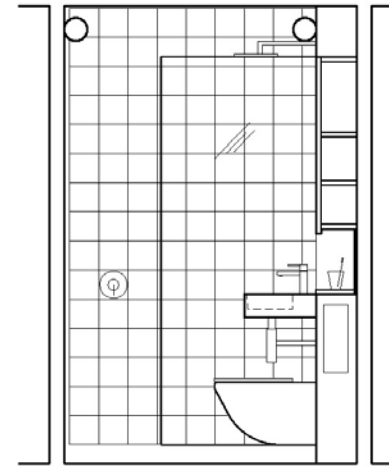


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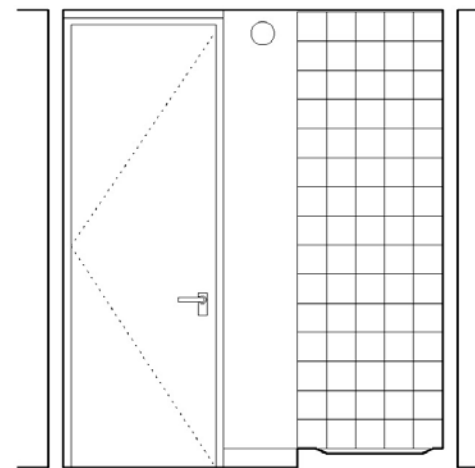
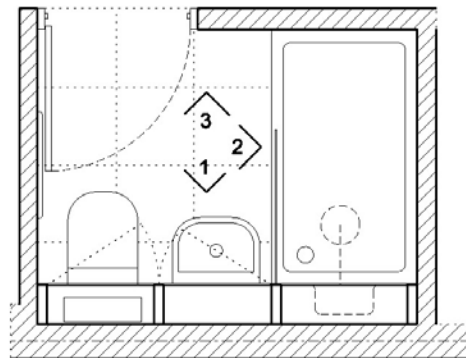
Bathroom: proposed drawings



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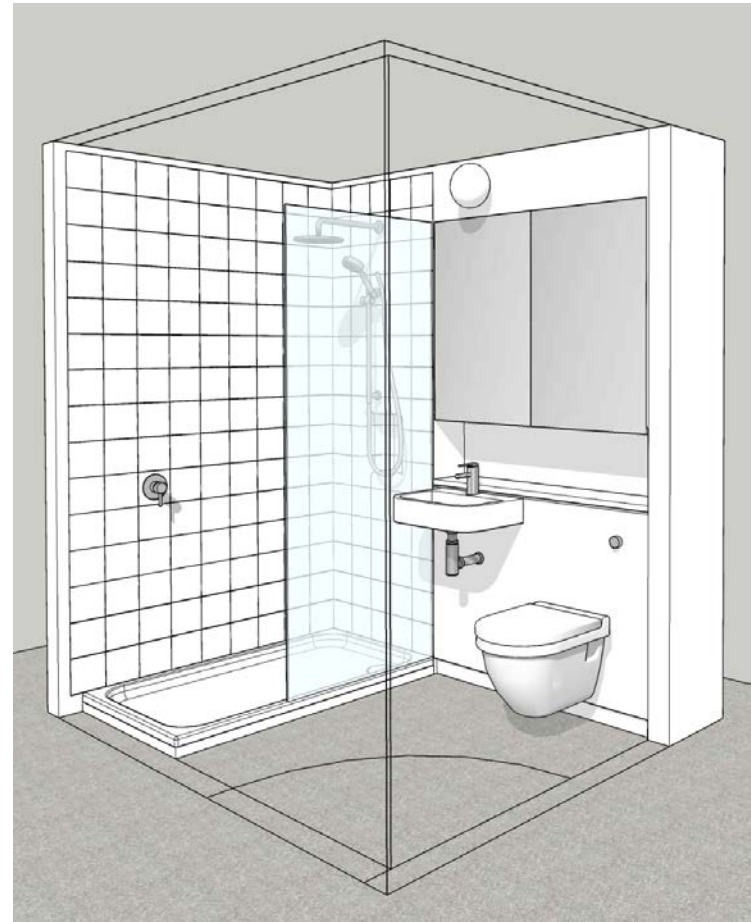
Bathroom: proposed view



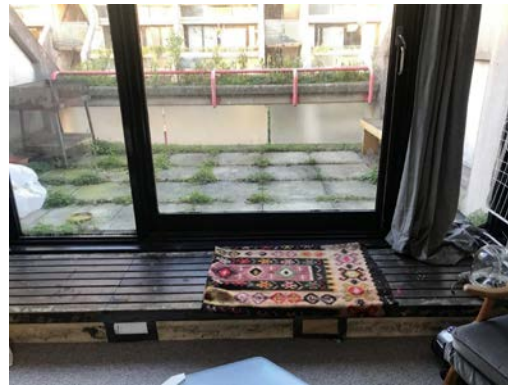
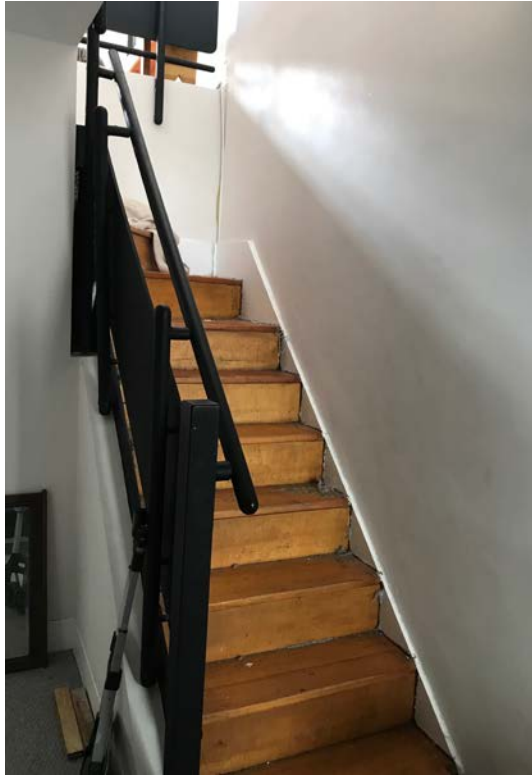
1. Wall-hung toilet 2. Mixer tap 3. Shower set 4. Wall-hung basin 5. 15cm white glazed wall tiles 6. Shower tray 7. Terrazzo tile floor tiles 8. Boxed-in pipes and toilet cistern 9. White quartz shelf 10. Wall cupboards with mirror doors 11. Bathroom extractor fan (existing vent location in wall)

Bathroom: proposed

- Retain the layout of the room.
- Space efficient compact toilet as there is currently very limited space for the door to open, with associated concealed cistern.
- Space efficient wall-mounted basin.
- Walk in shower where bath is currently, with fixed glass shower screen.
- All pipe and plumbing work to be boxed in within a 200 mm service zone (to avoid interfering with the original back wall).
- This zone allows for the introduction of a tiled shelf within the shower back wall.
- New white 15cm square glazed tiles on walls in shower area to match original design, with white grouting.
- Fitted wall cupboard with mirror clad doors and wall light fitting above to reference original layout and design.
- Storage shelf above boxed in pipework in white quartz.



9. Joinery: existing



The original birch ply and Douglas Fir bannister and handrail have been heavily overpainted in black.

Partition sliding doors have come off their track in the upper floor, and in the lower floor do not run smoothly. Original timber details have been overpainted with black.

Window frames painted in thick black gloss. Most window latches broken.

Bedroom cupboards unevenly re-stained and not running smoothly on their tracks.

One of the doors is propped by an add-on timber slat on the top rail, due to the door panel losing height and the bottom rail deeper grooves, over many years of use.

Joinery: proposed

Staircase

- Strip the heavily overpainted bannister back to the original where possible, and where this is not possible replace like-for-like with Douglas Fir timber and high-grade Birch Ply. The original staircase tread will be lightly sanded back before treating. All the wood will then be re-sealed, using the same sealant applied to the kitchen sliding cupboard doors.

Bedroom

- Recondition tracks and sliding doors, and where this is not possible replace like-for-like with high-grade Birch Ply, retaining original pull handle.

Partition sliding doors

- Perform maintenance and clean the tracks in order to bring them back into use. Strip black overpainted elements of sliding doors.

Window frames

- Strip, re-stain and repair overpainted and damaged window frames.
- Replace damaged and un-matching window handles and latches throughout flat.

Living room timber slats upstand

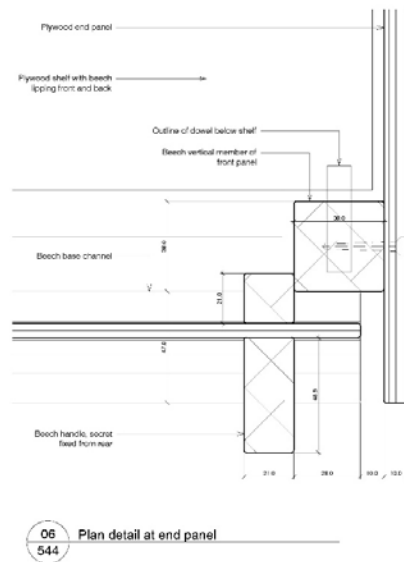
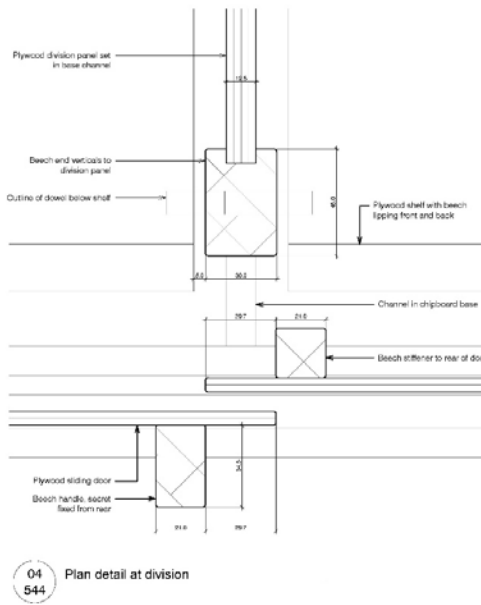
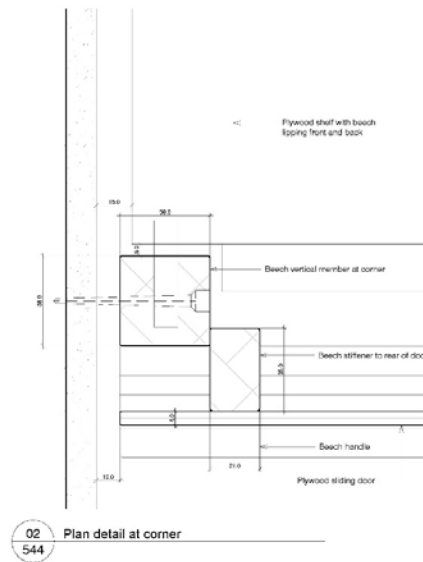
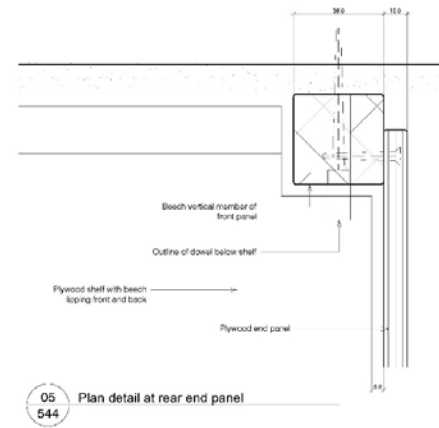
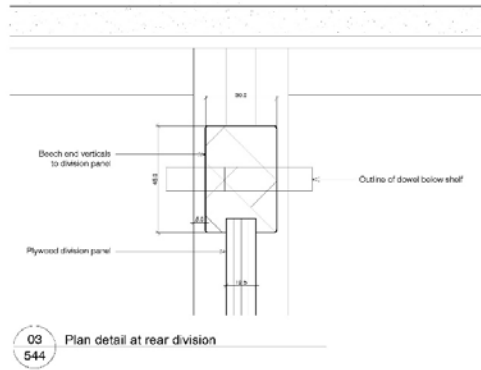
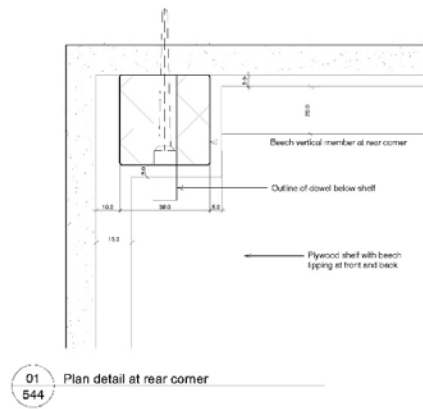
- The timber slats in this area are to be striped and re-stained black as per original specification.



Examples of A2 and B2 staircases in their original condition



Example of B2 flat bedroom with original or replica wardrobe doors in good condition



Extract from Levitt Bernstein Architects detail joinery drawings for kitchen restoration available to inform the design of the replica sliding doors for both the kitchen cupboards and bedroom wardrobe sliding doors

10. Other works proposed

Electrical fittings and skirting boards

- Update all electrical fittings. Guidelines in document 'Methodology for Rewiring Internal Lighting and Electrical Services' will be followed, which was drawn up by Levitt Bernstein Architects of behalf of the council for the better homes programme.
- In line with this guidance, this will mean replacing skirting boards on which power sockets are currently fitted. These will match the original detail.
- All new light fittings.
- Introduce shaver socket to bathroom (inside cupboard).

Balcony balustrade and entrance area balustrade

- Repaint with approved red and blue colours.

Flooring

It is proposed that the non-original carpet is removed together with the broken and brittle vinyl tiles for a consistent high-quality finish, installing:

- Grey terrazzo floor tiles in kitchen/ dining area and bathroom.
- Grey sheet Linoleum flooring in entrance area, bedrooms and living room.



Existing photos showing broken, missing and uneven vinyl tiles



Grey terrazzo floor tile



Grey Linoleum sheet flooring

11. Scope of proposed works - to be read in conjunction with the architectural drawings

Element	Room	Works	Specification notes	Heritage sensitive feature	Management Guidelines reference
1 Painting and decoration					
General refurbishment	All	Clean and repaint all walls and ceilings.	Satin white	N	2.020
Repaint handrail	Balcony	Prepare, apply primer and top coat as per manufacturer's recommendation.	Red BS 04 E 53	Y	2.031
Repaint balustrade	Entrance area	Prepare, apply primer and top coat as per manufacturer's recommendation.	Blue BS18 C 39	Y	2.031
2 Kitchen units and fittings					
Recondition wall mounted and undercounter "island" units	Kitchen	Install top grade joinery Birch plywood sliding doors with Beech profiles to match existing detail. Strip painting and recondition sliding tracks.	Plywood by James Latham. Matt finish varnish or Osmo 'Polyx-oil'. Replace Beech sliding tracks if stripping in-situ proves unfeasible.	Y	2.015
Install new drawers' unit	Kitchen	Top grade joinery birch plywood, painted with recess pull handle detail.	Plywood by James Latham. Painted satin white.	Y	
Install new fronts to integrated appliances	Kitchen	Top grade joinery birch plywood, painted with recess pull handle detail.	Plywood by James Latham. Painted satin white.	Y	
Install new fixtures and fitted appliances	Kitchen	Replace sink and tap. Install new integrated hob, oven, fridge, dishwasher and washing machine.	Various products/ suppliers.	Y	

	Install quartz in part of kitchen worktop	Kitchen	Install quartz worktop on existing concrete worktop (wall along window) and in new marine plywood substrate (side wall).	Silestone white, suede finish, half-bullnose profile to match curved tiles edge.	Y	
3	Tiling					
	Replace worktop and wall tiling	Kitchen	Remove existing tiling and re-tile to match existing.	Reed Harris, 'Tessera PC' unglazed porcelain tiles 98 x 98 mm, with round edges. Brown Chocolate colour. Grouting: Ardex Flex, off-white.	Y	2.018
	Replace wall tiling	Bathroom	Remove non-original tiling and re-tile to match existing.	D-tile, glazed ceramic tiles 15 x 15 cm, with round edges. White colour. Grouting: Ardex Flex, white to match.	Y	2.018
4	Bathroom					
	Install new fixtures	Bathroom	Remove existing bath, washbasin, toilet & cistern and install new shower tray, associated glass screen, washbasin and toilet & concealed cistern.	Various products/ suppliers.	Y	2.016
5	Joinery					
	Recondition original sliding panels	Entrance hall and living room	Strip painting to the stained timber; refurbish sliding gear; rehung and adjust.	Replace pull detail to match original (Beech) if stripping in-situ proves unfeasible.	Y	2.010
	Recondition original wardrobe sliding doors	Main bedroom	Strip varnish; refurbish sliding tracks; rehung and adjust.	Replace panels (Birch plywood) and pull detail to match original (Beech) if stripping in-situ proves unfeasible.	Y	
	Recondition original stairs, balustrade and handrail	Entrance hall and living room	Strip out paint to the stained and varnished timber.	Replace balustrade panels (Birch plywood) and posts & handles to match original (Douglas Fir) if stripping in-situ proves unfeasible.	Y	2.011
	Recondition windows	Living room, kitchen, bedrooms	Strip out paint to the stained timber, re-stain using non-opaque stain as per original specification.	Sikkens Cetol Novatech Ebony - Black	Y	2.012
	Doors, architraves, skirtings	All	Prepare surface, apply primer and paint.	Satin white	N	2.012.3g

Ironmongery	All	Replacement of all missing or damaged door handles and window furniture.	Satin stainless steel	Y	
Bathroom cupboard	Bathroom	Install new wall cupboard for bathroom storage with recessed shelf.	Birch Plywood and mirror doors, quartz worktop	N	2.019
<i>for kitchen joinery see point 2</i>					
6 Floor coverings					
Remove existing carpet and replace with Linoleum	Entrance hall, bedrooms and living room	Carefully remove existing carpet and vinyl tiles (uneven, broken) and replace with Linoleum sheet flooring on cleaned and even existing screed.	Forbo Grey 'Marmoleum Walton' Adhesive as per manufacturer recommendations	Y	2.021
Remove existing vinyl sheet flooring and replace with terrazzo tiles	Kitchen/ dining and bathroom	Carefully remove existing vinyl sheet flooring and vinyl tiles (uneven, broken) and replace with Terrazzo tiles on cleaned and even existing screed.	Terrazzo tiles	Y	2.021
7 Electrics and lighting	All	Upgrade electrical installation throughout. New light fittings to replace non-original.	Flos Glo-ball wall lights.	N	2.017

Notes:

Kitchen sink, tap and tiles; bathroom washbasin, bath and toilet to be carefully removed and salvaged, if required.

Schedule to be read in conjunction with the architectural drawings.



All wiring at low level to be concealed in skirting.

All wiring at high level to be chased into plaster and made good.

This schedule refers to:

- "Alexandra Road Estate Management Guidelines", January 2006
- "2B Specification for Better Homes Programme", 2015
- "Finishes Schedule 2504_23_07_P1" (HPA), 2016

12. Summary of proposals which diverge from the guidelines - to be read in conjunction with the architectural drawings

Items which diverge from the Management Guidelines	Reasoning
<p>1 Lowering the kitchen wall</p>	<ul style="list-style-type: none">• There are precedents and photographic records * of a lower wall in the kitchen in a type 2B. This wall aligns with the two other balustrades (by the stairs) creating a harmonious and open plan feel, whilst still retaining the separation between the dining and kitchen areas.• When the estate was originally designed, open plan kitchens were rare. The tall wall prevents the visual connection between the dining table and the cooking area. In a contemporary context, when open plan kitchens are common, lowering the wall will improve the sense of openness without causing significant harm to the special architectural character of the room.• Levitt Bernstein Architects approved “low significance” proposed works kitchen drawings ** omit this central wall altogether, and propose an L shape, open plan kitchen more appropriate to modern integrated appliances. The lowering of the wall, in comparison, retains this special feature in the room.
	
<p>2 Add 10 cm timber edge to concrete worktop</p>	<ul style="list-style-type: none">• Extend the depth of the cupboards for adequate storage and sliding doors track zone.• Once re-tiled, the worktop will be seamless and retain the character of this special feature within the room.
<p>3 Remove vinyl tiles throughout</p>	<ul style="list-style-type: none">• The vinyl floor tiles under the carpet and sheet vinyl are broken and loose which creates an uneven surface for the proposed new sheet flooring – linoleum.• The proposed linoleum sheet flooring is a healthier alternative to the acceptable “vinyl sheet flooring” whilst visual similar. It requires an even, level and flat surface which the current tiles cannot provide.• Adding layers of floor finishes raises the floor level, which impacts on the sliding tracks threshold.
	

4	Replace bath with shower tray	<ul style="list-style-type: none"> • The resident has elderly relatives which will be visiting regularly and would have accessibility issues with a bath. • The location of the shower in place of the bath retains the room layout and as such does not cause significant harm to the special architectural interest of the room.
5	Install white quartz worktop and white painted kitchen doors to integrated appliances and drawer's unit	<ul style="list-style-type: none"> • Levitt Bernstein Architects approved "high significance" proposed works kitchen drawings *** show "plywood door with recessed pull handle" to the sink units and along associated wall. The proposals follow from this principle and detail. • As a precedent, recently approved works to no. 117K include the installation of a solid surface worktop in part of the kitchen. • The intervention in the kitchen aims to clarify its two main uses: the dining area with brown tiles and plywood doors; and the kitchen area with a white worksurface and white hinged doors. • This "white intervention" contains the upgraded appliances and has such has hinged doors. These should be clearly different from the original plywood sliding doors. This gives clarity to the refurbishment strategy and creates a new improved hygiene zone. • The proposed white painted finish in the plywood under-counter doors will be easier to clean and maintain. • The white colour of the quartz worktop relates to the grouting tone in the adjacent tilling.
6	Install terrazzo tiles in the kitchen and bathroom areas	<ul style="list-style-type: none"> • Terrazzo was widely used in London modernist buildings in the 1970s and, as such, suits the period of the building. • The terrazzo tiles are a healthier, more sustainable and durable alternative to the acceptable "vinyl sheet flooring", recommended for the kitchen and bathroom areas. • The suggested vinyl bathroom flooring (both from Marley and Polyflor) have a speckled terrazzo-style appearance.

* page 87, Cook's Camden, The Making of Modern Housing, by Mark Swenarton, 2017

** Drawing 2504_RL_335_P2 (2015)

*** Drawing 2504_A_529_P2 (2015)

Francisco Sutherland Architects

125 Blackheath Park
London SE3 0HA
020 8852 3376
077 0837 8222

www.franciscosutherland.com