Design and access statement for 19 Kirkeby Buildings

**Historical character of the building and setting**

Kirkeby Buildings is part of the Bourne Estate, an Edwardian council estate built around 1910.

[](https://en.wikipedia.org/wiki/File:Holborn,_The_Bourne_Estate,_EC1_-_geograph.org.uk_-_667880.jpg)

The estate is built in a free [Classical](https://en.wikipedia.org/wiki/Classical_architecture) style, with [Arts and Crafts](https://en.wikipedia.org/wiki/Arts_and_Crafts_movement) touches, developing the idiom established by the [London County Council](https://en.wikipedia.org/wiki/London_County_Council) with the [Boundary Estate](https://en.wikipedia.org/wiki/Boundary_Estate) and [Millbank Estate](https://en.wikipedia.org/wiki/Millbank) in a formal direction.

The estate consists of a number of residential blocks which enclose a number of quiet shady courtyards containing mature trees, mostly [London Plane trees](https://en.wikipedia.org/wiki/Platanus_%C3%97_acerifolia). The buildings are constructed in dusky red and yellow bricks and the design incorporates classical [pediments](https://en.wikipedia.org/wiki/Pediments) and stucco [pilasters](https://en.wikipedia.org/wiki/Pilasters) as well as arts and crafts details such as [gabled walls](https://en.wikipedia.org/wiki/Gable), and [casement windows](https://en.wikipedia.org/wiki/Casement_windows) on the inner courtyards and decorative mouldings to the large arches on the access ways.

Constructed from 1905–1909, it is regarded as one of London's best examples of [tenement housing](https://en.wikipedia.org/wiki/Tenement_housing) and the majority of the housing blocks within the Estate have been [Grade II listed](https://en.wikipedia.org/wiki/Listed_building).

Flat 19 is a two-bedroom apartment on the 4th (top) floor. It has been redecorated several times over the years – it has a modern kitchen, a boiler and hot water tank dating probably from the 90s, some wallpapered feature walls – but the floorplan is original and I do not intend to make any structural alterations. The flat currently has a mixture of non-original floorings, from carpets in the bedrooms and living room to linoleum tiles in the bathroom and kitchen and laminate wood-effect flooring in the hall.

The whole building is scheduled to have its windows replaced next year by the Council.

**Proposed interior alterations – scope and design**

The intended work is largely just redecoration, apart from installing new kitchen units and a new boiler. The new boiler will allow me to remove the hot water cylinder and create a little more space in the cupboard.

I have hired an interior designer and the proposed redecoration aims to modernise the flat whilst referencing its Arts and Crafts heritage. The main decorative change proposed is to replace all the existing flooring with wood-effect vinyl throughout. Acoustic underlay would be laid underneath this to ensure the noise to the downstairs neighbours is not increased as a result, and in fact will probably be better due to the current laminate flooring in the hall and thin carpet in the bedrooms and reception. The new proposed floor covering will be scribed around the existing skirting boards and door frames. As a result, no historic fabric will be lost.

It is also proposed to reintroduce glass panes in two surviving historic doors.

The bedrooms and living room would have simple wallpaper, and the hall would be repainted but otherwise left alone. The flat has exposed radiator pipes throughout – presumably not original – and the proposal is to box these into wooden skirting to tidy up the appearance. The new skirting will box over the pipes and existing skirting, leaving them intact. The repositioned boiler will use existing pipe runs so will not result in additional loss of fabric. I do not propose knocking out any walls – the floorplan will be unchanged and there are no external alterations.