



DESIGN & ACCESS STATEMENT

Flat 50-51, Gilbey House, 38 Jamestown Road, London NW1 7BY

May 2019

Prepared by Cassidy Hughes Design Limited in support of listed building application for:

Internal alteration with removal of stud walls and installation of new walls for minor modifications to internal layout of Flat 50 and the addition of temporary door between Flat 50 and 51.

INTRODUCTION

Cassidy Hughes Design Limited has prepared this statement in support of the application for listed building consent in relation to Flat 50-51, Gilbey House, 38 Jamestown Road, London, NW1 7BY

This document has to be read in association with the drawings included as part of the application.

SITE INFORMATION

- Gilbey House received a grade II listing in 1981 (English Heritage list entry number 1113236), and is within the Regent's Canal Conservation Area.
- The building was originally a factory/warehouse, and converted into 76 residential flats in 1994 (Application reference PL/9300586/R1). The communal access to the flat was planned in accordance with the building regulations of the time.
- This application proposes the limited remodelling of Flat 50 situated on the fourth floor of Gilbey House. The proposed works comprises the removal of some non-original partitions, installation of new partitions, a temporary doorway to Flat 51, new interior finishes and new fittings. Kitchen and bathrooms will be retained in existing positions but refurbished with new finishes and fittings.
- The works are similar in nature to a previous Listed Building Consent for the Flat 66 in the same building ref 2012/0587/L granted on 16 March 2012

EXISTING

The object of the application is Flat 50 located on the fourth floor of Gilbey House. It is comprised of no.2 bathroom, no.2 bedrooms, a hallway and a living room with a semi-open kitchen adjacent. The flat was created in a mid-nineties conversion that divided the open floor plates into flats. The external walls are the original red brick walls of the building with internally modern lining and insulation. The interior of the flat does not present original features. All existing interior finishes are contemporary.

The internal partitions are of modern plasterboard construction. The floor finishes are modern carpet in the hall, living rooms and bedrooms and modern vinyl and tile floors in the bathrooms and kitchen. Kitchen and bathrooms have all modern fittings and partially tiled walls. The doors, architraves, cornices and skirting are not original. In the bedrooms there are modern built-in wardrobes. Bathroom and kitchen are fit with modern fittings and modern cabinets. Lighting is a mix of wall lights, pendants and down lights in suspended plasterboard ceiling. The heating is provided with electrical modern convectors.

PROPOSED WORK

The current application seeks to slightly modify the internal partition layout to provide a more accessible flat for our client with limited mobility and in need of a full time caretaker. The room layout of the flat will not be modified.

The proposed works involve general refurbishment and refitting of kitchen and bathrooms with minor alteration to modern partition in Flat 50. None of the works affect the original fabric or any structure of the building. There are no proposed works to the exterior of the building and all windows are retained as existing. The modern tiles, vinyl and carpet will be updated. Services will only be modified where required by the new layout. Appropriate ventilation for bathroom will be provided and appropriate extraction for the kitchen if present. New electrical under floor heating will be provided in Flat 50.

Excluding the new doorway, there is no work proposed to Flat 51, all other partitions, services and kitchen/bathroom fittings are to remain as existing.

PROPOSED MATERIAL

Walls: The existing internal walls are stud work partition. We will match existing

Doors: Existing doors are modern veneer timber doors. The doors will be sanded and repainted where possible and in some instances, replaced with fire-rated pocket doors.

Ceiling: Existing ceilings are modern plasterboard with recessed down lights. The ceiling will be made good where necessary and lighting layout modified to suite modifications in walls layout.

Floors: Existing floors are carpet, vinyl and tile. Carpet and tile floor is proposed.

No modifications are proposed on the exterior walls or to the windows.

ROOM BY ROOM PROPOSED WORK

Corridor/Entrance Flat 50:

- Relocate door to Bedroom 02 to increase length of corridor
- New opening created in corridor to provide direct access to Flat 51 living/dining area.
- Fit fire-rated pocket door to opening between Flat 50 and 51
- Kitchen door size increased
- Fit fire-rated pocket door to new kitchen entrance
- Modern floor finishes replaced
- General redecoration of walls and ceiling and made good where required
- Entrance door to flat retained
- New joinery doors to existing storages

Bedroom 2:

- Doorway relocated and fit in new position
- Existing modern built-in retained
- Existing modern built-in bookshelf removed.
- Modern floor finishes replaced
- General redecoration of walls and ceiling and made good where required

Master Bedroom:

- New joinery doors to existing storage
- Modern floor finishes replaced
- General redecoration of walls and ceiling and made good where required
- Door to ensuite bathroom to be replaced with pocket door.

Ensuite Master Bathroom:

- New bathroom internal layout
- Minor alterations of modern stud work partition on Southern side to increase size of ensuite and accommodate an accessible walk-in shower
- Modern floor finishes replaced
- General redecoration of walls and ceiling and made good where required
- Door to ensuite bathroom to be replaced with pocket door
- Tiles on the walls to be removed, wall to be made good and new wall finishes applied in some areas
- Modern fittings replaced including alteration of services

Family Bathroom:

- Minor alterations of modern stud work partition between the bathroom and master bedroom ensuite
- Change door opening to accommodate new layout.
- Modern floor finishes replaced
- General redecoration of walls and ceiling and made good where required
- Tiles on the walls to be removed, wall to be made good and new wall finishes applied in some areas
- New bathroom internal layout, removing bath and replacing with shower.
- Modern fittings replaced including alteration of services

Kitchen

- Door opening size to be increased and fit with fire-rated pocket door
- Increase size of existing opening to dining/living area
- New internal kitchen layout
- Modern fittings and appliances replaced including alteration of services
New kitchen cabinets
- Modern floor finishes replaced
- General redecoration of walls and ceiling and made good where required

Living room

- Modern floor finishes replaced
- General redecoration of walls and ceiling

ACCESS

The proposal will not affect pedestrian or vehicular access to the site.

The refurbishment includes some minor adjustments to internal door locations, and the replacement of existing door leaves but accessibility within the flat will not be adversely affected and improved where possible.

CONCLUSION

Overall it is considered that the proposed works will provide a significant enhancement to the accessibility of the flat, meet our client's unique needs and improve general quality of life. It will not affect the fabric of the original building, nor have an adverse impact on the historical character of the building. The proposed alterations only relate to the modern parts of the building installed in the conversion of the mid-nineties. We suggest that the proposed documentation should allow listed building consent.