



15 July 2019

10 CAMBRIDGE GATE | FLAT 5 | DESIGN & ACCESS STATEMENT

INTRODUCTION

This Design & Access Statement has been prepared to support the Listed Building Application for the strip out and refurbishment of Flat 5 – Cambridge Gate.

Documentary evidence, from previous planning and listed building applications has shown that Flat 5 has undergone several modifications and reconfigurations in the past. The last iteration of the apartment completed in 1995 presented little richness befitting of this Crown property.

The current proposal put forth for the renovation not only acknowledges the 1870s when 10 Cambridge Gate was originally built and the rebuild of 1956; but it also meets our client's needs for the comforts of a modern home constructed out of high-quality finishes.

During the point of this building's Listing, there was no documentation of its' interior. Therefore, with no specific reference, the point of departure for the design took inspiration from the Late Victorian period, which was defined, amongst others, by intricate details, patterning and classical interior element such as mouldings and trims.

Whilst we are sympathetic and respectful to the Victorian Era; the proposed design seeks to find strong inspiration of the past rather than replicating it thus avoiding a thematic outcome.

LAYOUT

In keeping with the heritage of the apartment, we do not propose to change the room configuration from its current layout, however our aim is to enhance the finishes to each of the areas to bring it back to a standard befitting Cambridge Gate.

In enhancing the formality of the Dining Room, we have proposed to realign the kitchen wall allowing for a regular shaped dining space which address the axial approach of the internal staircase and the axial line from the Dining Room to the kitchen. In other words, the intervention creates a layout that is consistent with classical planning principles.

The physical outline of all other spaces is kept intact and the primary space namely the Drawing Room is further enhanced by the proposed tiered marble fireplace insert inspired by late Victorian design which favored a more geometric than flora design with a simpler outcome.

The recesses on both sides of the fireplaced has been retained allowing the fireplace, which historically anchored the room, to remain as the main feature of the space whilst creating as sense of symmetry required of a formal space.

ELEMENTS

Flooring

During the Victorian Period the floor style was distinguished by its intricate patterning. These patterns often consisted of Chevrons, Herringbone and Checkerboard designs. In keeping with the period, we have proposed a Timber Herringbone patterned flooring throughout the house accompanied by a timber skirting. This replaces the Drawing Room's existing modern-day Wooden Parquet flooring which has been installed on a modern-day chip board backing.

The proposed bathrooms and powder rooms floors will be constructed of marble laid out in a complex geometrical pattern.



Proposed Herringbone Timber Flooring



Traditional Herringbone Victorian Oak Flooring

Walls & Ceilings

From the early to the late Victorian period, the level of ornamentation reduced but not to the point where embellishments on the walls and ceilings were completely removed. In line with a simpler late Victorian approach, we have proposed to remove the existing Wainscoting detail which made the low ceiling height feel even lower. This does not compliment the grandeur of the Architecture. Furthermore, the Wainscoting installed was not of the late 1800s interior as it was stuck on with modern day adhesive, rawlplugs & screws.

However, we have maintained an embellished approach in keeping with that era and added simple moulded trims to define the walls. In addition, to adding a more intricate Crown Moulding.

The ceilings installed under the 1995 fit out are in the main flat plasterboard, the intention is to replace these with more detailed ceiling with traditional feature mouldings and cornice.



Proposed Interior Wall, Ceiling and Floor Detail



Traditional Simple Victorian Cove Moulding

Staircase

We have proposed a Blacken Iron balustrade for the staircase with a solid timber handrail. This was influenced by the Blacken Iron balustrade found on the balcony of this French Renaissance style building. Similarly, this approach in the railing treatment of the staircase would be comparable to Iron balustrades during the Victoria Era. However, in our case it is less ornate but still relevant.



Proposed Railing Detail



Traditional Victorian Railing



Fittings

The attention to detail was even distilled down to the selection of Switches, Ironmongery and Sanitary Wares. A Contemporary Classic Design with a level of detailing was favored over a Modern Design with clean straight lines.

Doorways

An Interior Architecture feature synonymous with this period of building, due to the construction technology of that time; are the deep portal doorways between each room. We have respected this feature by defining it with timber Architraves stretching the entire depth of the portal.

CONCLUSION

We believe that there was not much significance in the little retained Interior Architecture and Design to begin with, as from our investigations all internal materials used are modern and appear to date back to the 1995 fit out. It could have been that, however, through the years, the owners of the apartment have modified the apartment, stripping out any reminiscence of the Interior that would have been there pre-1956. Unfortunately, this is not documented and cannot be traced back and any intervention by us to put back the past would at best be guess work.

Nevertheless, in our proposal, we have been highly sympathetic to the historic style of the building, the significance of it being a Crown Property and the era in which it was built and rebuilt. We have in our opinion proposal an interior with reference to the past and where possible retained and restored even the smallest of detail such as the interior mail slot cover. All this whilst being relevant in today's day and age and creating a space befitting of this Listed Crown Property.