



06 Aug 2019 – Rev A

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 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.

All of the materials removed as part of the strip out were modern materials, we believe, installed as part of the 1995 fit out. The extent of the strip out is shown in the room schedule of completed strip out works (HCM/02 – July 19) issued as part of this application.

LAYOUT

In keeping with the heritage of the apartment, we have not changed the room configuration from its current layout

We included in Appendix 1 – copies of photos showing the flat, post the completion of the strip out works, to show the substrates below and above the stripped out areas.

ELEMENTS

Flooring

The flooring to the flat was we believe replaced during the 1995 fit out and where we have removed the carpets, tiling to bathroom and kitchen and parquet flooring to the Drawing Room, we have found that the subfloor is a tongue and grooved chipboard floor, which indicates the flooring has been installed recently, this is further confirmed as the modern electrical wiring and the copper radiator pipework is also run below the chipboard flooring.

Walls & Ceilings

The ceilings installed under the 1995 fit out were single skin flat plasterboard, fitted to modern tanalised timber framework, with downlighters. All wiring above the ceiling was in modern cabling, confirming this was a recent installation.

No feature plaster features were removed. The feature architraves fitted to the walls were painted softwood and of modern construction as they were fitted to the wall with gripfix adhesive and modern plastic plugs and screws.

The existing walls to the upper area of the flat are either plastered thermalite block construction or timber framed construction in metric sized timber with modern rockwool insulation and a single skin of plasterboard (removed during strip out)

Bathrooms & Kitchen

The finishes to the bathrooms were again of modern construction with modern tile backer and chipboard floors below the tiling.

The kitchen was of modern construction on a tiled floor with chipboard base, the ceiling above was single layer plasterboard on a suspended timber framework

Doors

The panel doors again were of modern construction and had modern intumescent strips fitted the only original door to the flat was the front door, which has been retained.

Services

Limited wiring or plumbing was removed under the strip out, however the retained pipework and plumbing was all in modern metric sized plastic and copper pipework.

Electrically, again all of the wiring was in modern twin and earth plastic sheathed cables in plastic conduits plastered into the walls with modern socket outlets,

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



Appendix 1 – Post Strip Out Photos



Chipboard Flooring below removed parquet flooring – Drawing Room



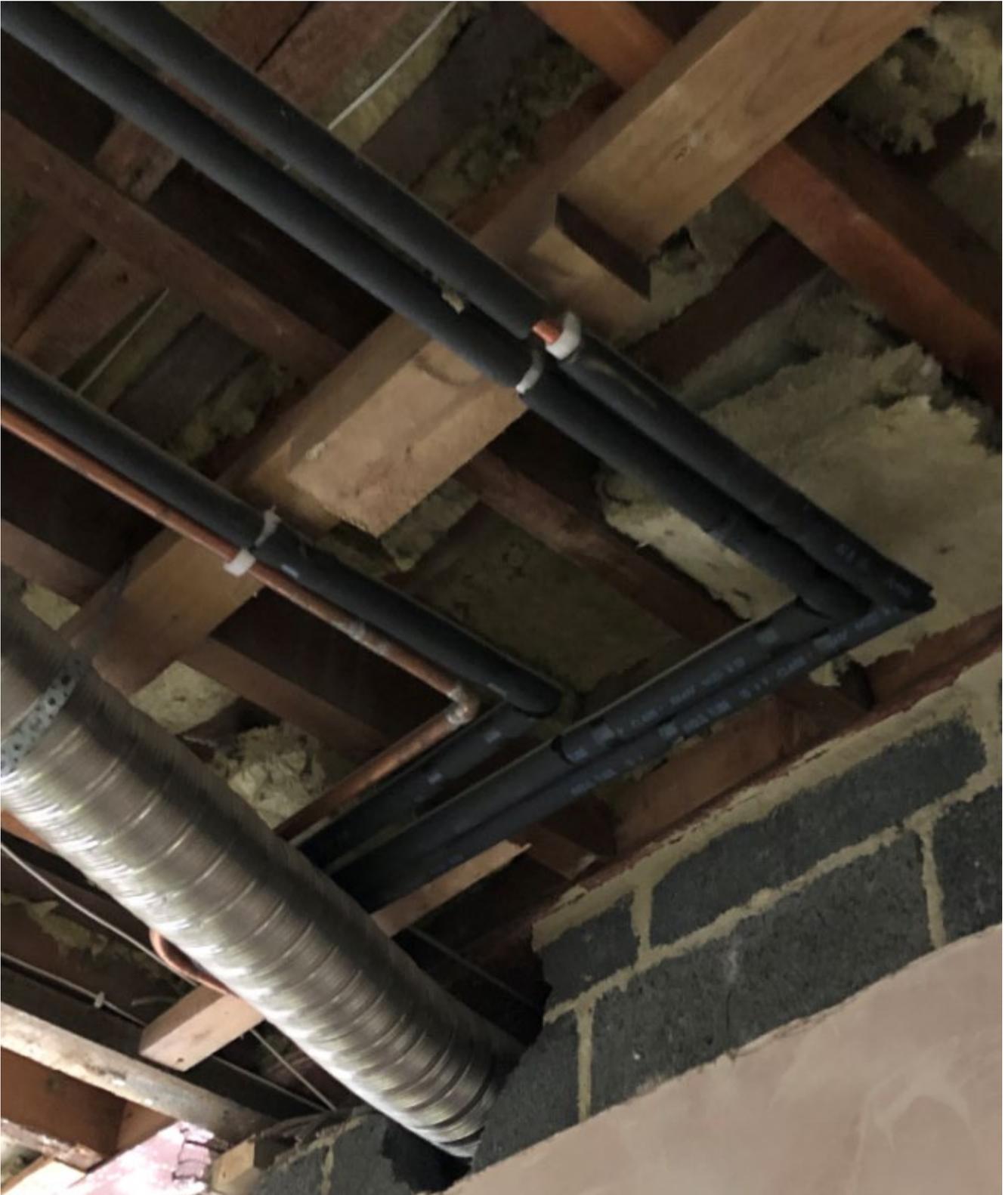
Modern Plaster to Drawing Room – showing screw holes and adhesive to removed architrave



Kitchen – timber framing to ceiling showing lighting, boxes, modern wiring and insulation



Kitchen – modern tile adhesive after removal of tiles on chipboard flooring



Corridor Area – modern blockwork construction to existing walls with modern services above removed ceiling



Bathroom – modern tile adhesive after removal of tiles on chipboard flooring



Bedroom – modern radiators remaining after removal of radiator casings (note pipes go under chipboard floor).



Utility Room – existing internal walls built off chipboard flooring with rockwool insulation.