



**ALEXANDRA ROAD ESTATE | FLAT 85B**  
LISTED BUILDING CONSENT

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INTRODUCTION

Purpose of the planning application

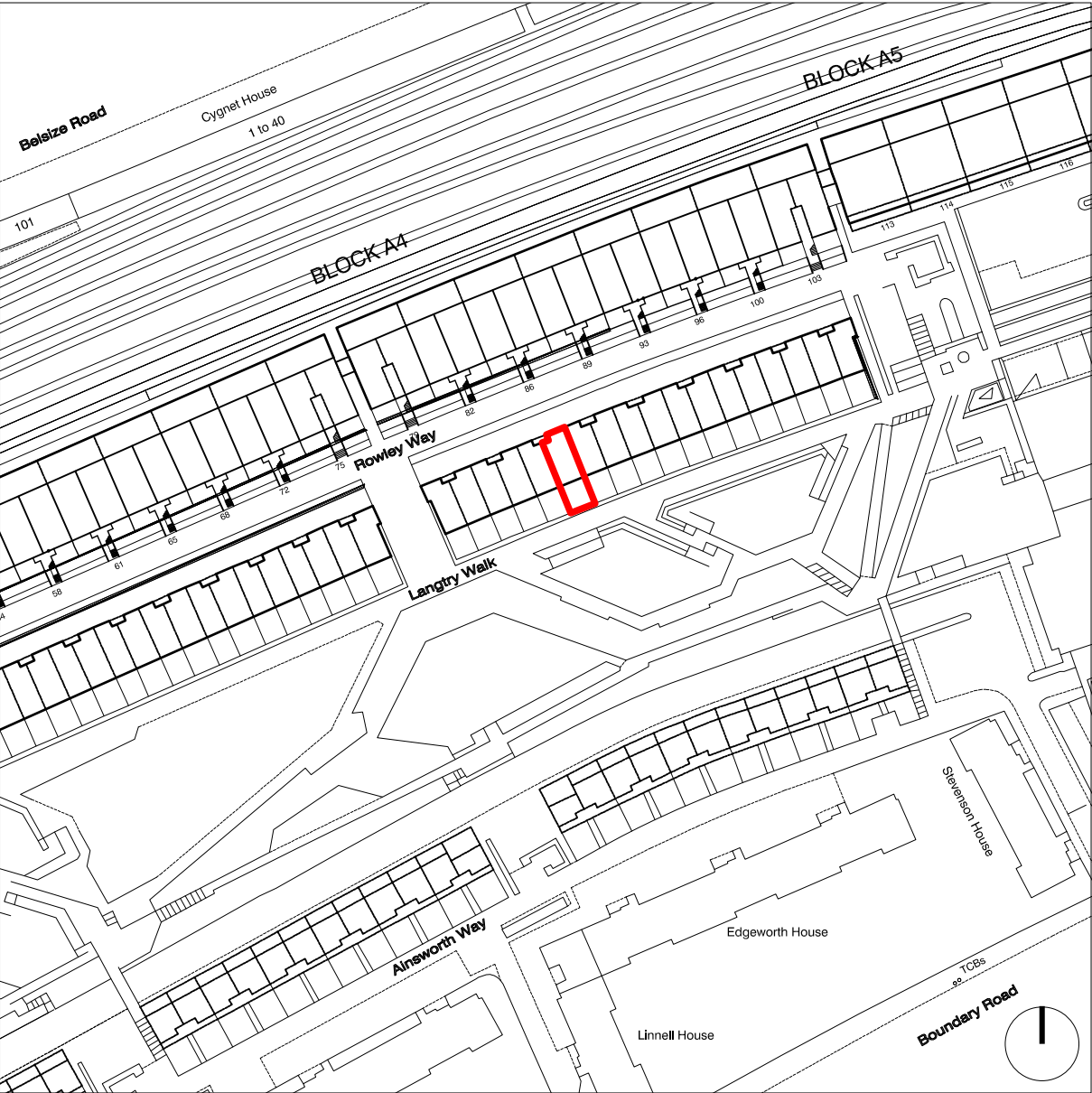
The purpose of this application is to propose the refurbishment of flat 85B of the Alexandra Road Estate with particular focus on the kitchen and bathroom.

The flat suffered alternations of the original design by previous tenants and/or leaseholders, having part fo the original fixture, fittings and tiles removed and replaced with poor quality materials which are in a state of decay.

The aim of the proposal is to restore and enhance the aesthetic and functional value of the living spaces in line with the original design and character and respond to current living needs.

No alternations to the exterior of the flat are proposed.

Site location plan | Scale 1:1250





THE ESTATE

The Alexandra Road estate (officially the Alexandra and Ainsworth estate, but often referred to as Rowley Way, the name of its main thoroughfare) is a housing estate in the London Borough of Camden, North West London, England. It was designed in a brutalist style in 1968 by Neave Brown of Camden Council's Architects Department. Construction work commenced in 1972 and was completed in 1978. It is constructed from site-cast, board-marked white, unpainted reinforced concrete. Along with 520 apartments, the site also includes a school, community centre, youth club, heating complex, and parkland. The estate consists of three parallel east-west blocks, and occupies a crescent-shaped site bounded on the south by Boundary Road, Loudoun Road on the east, Abbey Road on the west, and by the West Coast Main Line to the north. The desire to control the sound and vibration from passing trains was a major consideration in the layout of the estate. Two rows of terraced apartments are aligned along the tracks. The higher, eight-storey block directly adjacent to the railway line is organised in the form of a ziggurat, and acts as a noise barrier that blocks the noise of the trains from reaching the interior portion of the site, and its foundations rest on rubber pads that eliminate vibration. A lower, four-storey block runs along the other side of a continuous pedestrian walkway, known as Rowley Way, serving both terraced rows of buildings. The third row of buildings, along the southern edge of the site, parallels another public walkway, Langtry Walk, between this row and the existing earlier buildings of the Ainsworth Estate and defines a public park with play areas between the second and third row of dwellings. The lower four-storey building along Rowley Way contains maisonettes with shared access, terraces, and gardens over-looking the park at the rear. Maisonettes also occupy the top two levels of the larger eight-storey building opposite, with entrance from a walkway on the 7th floor that runs the entire length of the structure. Dwellings in the lower floor in this block are entered from open stairs serving two dwellings per floor. The flat roofs of the stepped elevation provides private outdoor areas for every home. Garage parking is located beneath the building, and underneath the building at the rear alongside the railway tracks.

Location	Camden, London
Client	London Borough of Camden
Architect	Neave Brown
Construction	1972 - 1979
Listed building	Grade II* Listing (1993)





# HERITAGE STATEMENT

## ACCESS

Existing access to the Estate and flat will be unaffected by the proposed interior flat alterations.

## DESIGN OF THE EXTERIOR

No alterations to the exterior of the flat are proposed

## DESIGN OF THE INTERIOR

The flat is part of the estate's block B and is identified as type B3. It is a maisonette apartment split in two levels; the living area at the upper ground floor comprises of kitchen, dining room and living room, and the sleeping area at the lower ground floor divided in two bedrooms and one bathroom.

The proposal aims to enhance the overall state of the flat that suffered alterations over the years that didn't reflect the original design intent.

The original layout of the apartment will be retained with no alternations proposed to the existing walls.

The focus of the work will be on replacing the existing, non-original flooring throughout the apartment, re-instate the original step in front of the living room window that was removed by previous owners/tenants and renovate the kitchen and bathroom.

Details of the proposed works are explained in the following pages of this document, but a summary on the current state of the flat and proposed works is described below.

The existing floors comprise of non original tiles in the kitchen and bathroom area. To install these ceramic tiles the original vinyl ones were removed entirely. The living and sleeping area are covered with wood effect laminate flooring (plus carpet underneath it in the upper ground floor living area) laid over the original vinyl tiles. The bathroom was also found in poor state, with none of the original features retained (apart from the sliding door between the washing and wc area which will be retained); the wall and floor tiles are not originals and poorly laid down with some broken elements.

The proposal consists in removing all the existing non-original floor laminate boards, carpet and tiles, and replacing them with new, high quality materials (more details at pages 6 to 8).

The kitchen was left in poor state by previous leaseholders/tenants and a refurbishment work is proposed. The original floors, kitchen top and spalshback tiles were removed and replaced with new tiles of different colour and size from the original ones. The kitchen cabinet were altered, the front sliding panels

removed and replaced with swing ones; these panels were also added to the storage space underneath the kitchen top were the original set of drawer was also removed.

The consent is particularly relevant for the original concrete kitchen top which was part of the original design but, unfortunately, its depth, thickness and height clashes with current kitchen standard designs and dimensions. It is impossible to fit white goods (such as fridges, dishwasher, washing machines and cookers) underneath it, as well as standard cabinets, which would allow to maximize the storage space required nowadays for a family of 4, 5 or even 6 people that the apartment could accommodate. The proposal therefore suggests the removal of the existing concrete top and the design of a new, shallower, deeper and slightly higher one to allow standard appliances and storage cupboard to fit underneath it, enlarging the storage capacity. The design of the new kitchen will be partly bespoke in order to respond to the unusual size and configuration of the layout; the materials, finishes and colour palette proposed will be of high quality and will aim to echo and celebrate the original design (more details on the existing kitchen and proposed design can be find at pages 9 to 11)

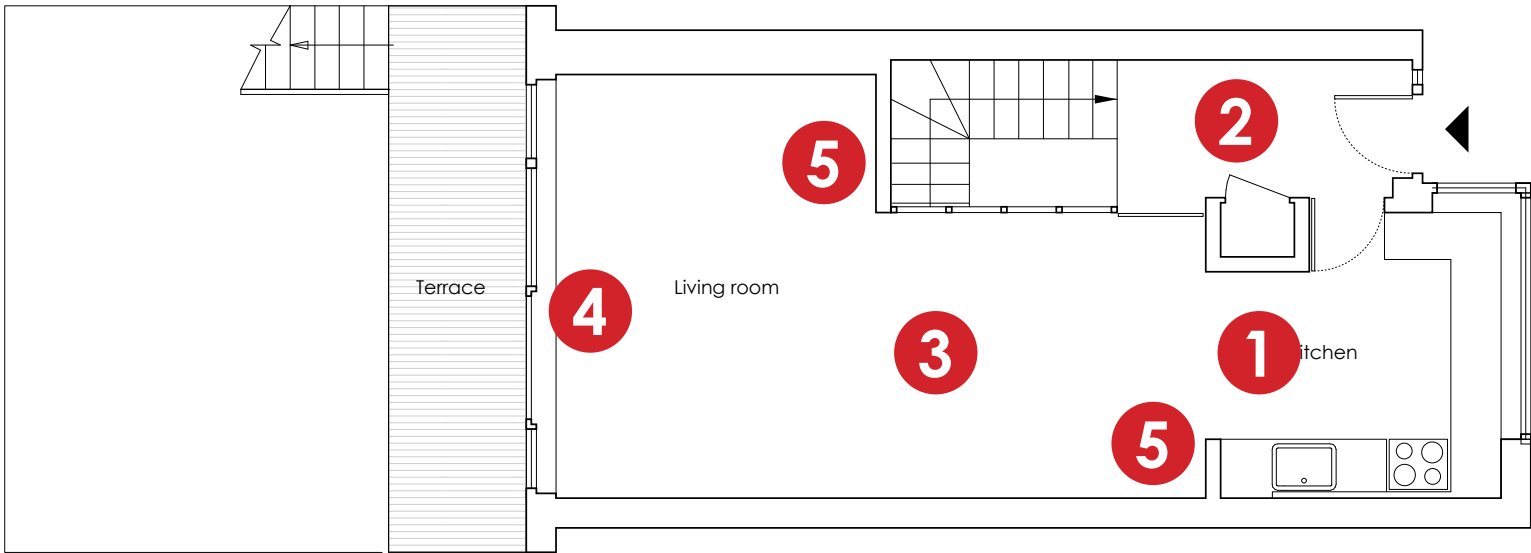
The existing bathroom will be fully refurbished with the installation of new tiles, wc, wash basin and bathtub (more details at pages 12 to 14)

FLAT 85B - EXISTING CONDITION  
FLOOR PLANS

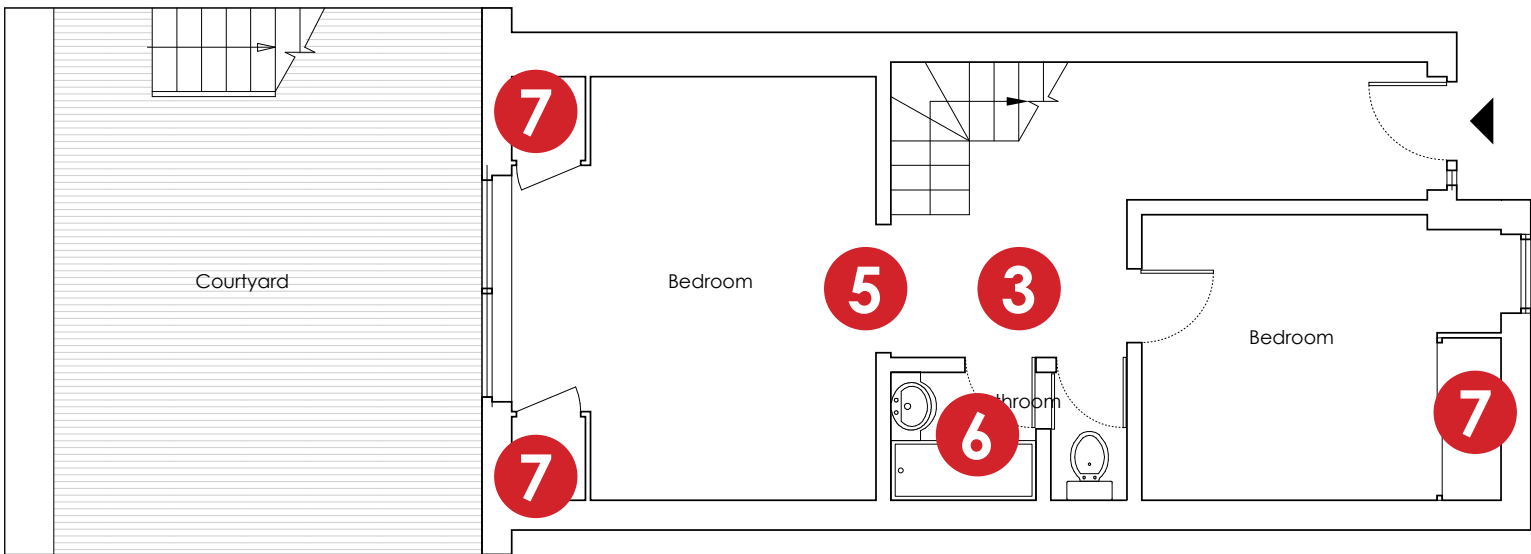
The list of items below highlights key existing conditions that were altered in the past before we acquired the property (potentially even before the listing) and do not reflect the original design:

- 1
- Refer to the kitchen design section (pages 9 to 11)
- 2
- The existing, non-original laminate flooring was removed to expose the original vinyl tile floor which unfortunately was found in poor state, stained throughout and with most of the perimeter tiles broken.
- 3
- The original vinyl tile flooring in the living and sleeping areas has been covered with a layer of cheap laminate timber-effect flooring damaged throughout which was laid on top of a carpet flooring in the upper ground floor living area. Due to the extent of the floor coverage, a full investigation of the original tiles' condition has not been carried out, but, after inspecting small perimetral portions, they appeared to be in a similar state to the one found in the entrance: stained and damaged.
- 4
- The original step in front of the window was removed.
- 5
- Original sliding doors were removed
- 6
- Refer to the bathroom design section (pages 12-14)
- 7
- The original wardrobe shelving system was removed

Upper floor plan



Lower floor plan





## FLAT 85B - EXISTING CONDITION

UPPER FLOOR PLANS PHOTOS





# FLAT 85B - PROPOSED WORKS

## FLOOR PLANS

The list of items below highlights key existing conditions that were altered in the past before we acquired the property (potentially even before the listing) and do not reflect the original design:

**1** Refer to the kitchen design section (pages x-x)

**2** Removal of the existing vinyl tiles found in very poor state of repair and installation of high-quality porcelain tiles that will match the light grey colour of the original ones.

reference images



**3** High quality oak wood flooring installed in the living and sleeping areas to replace the existing laminate floor. The new timber boards will be laid on top of the existing vinyl tiles with a floating installation system to avoid additional damage/removal of the original vinyl tiles flooring

reference images



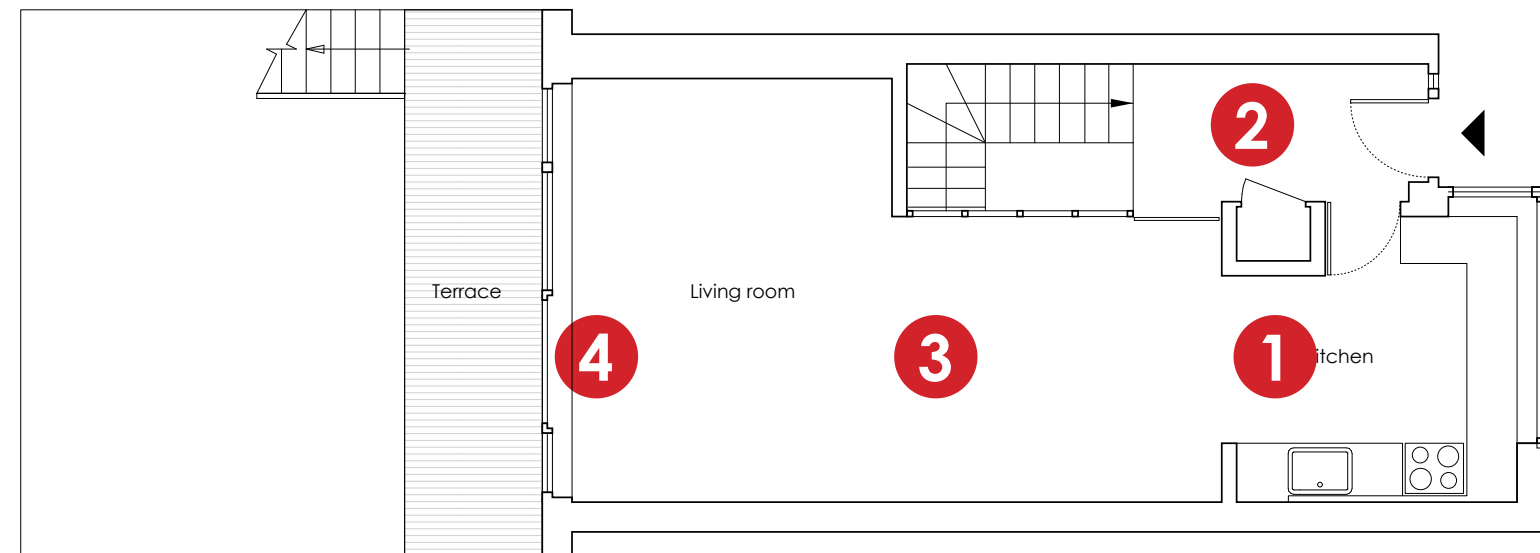
**4** Re-instate the step in front of the living room window to match the original design.

reference images

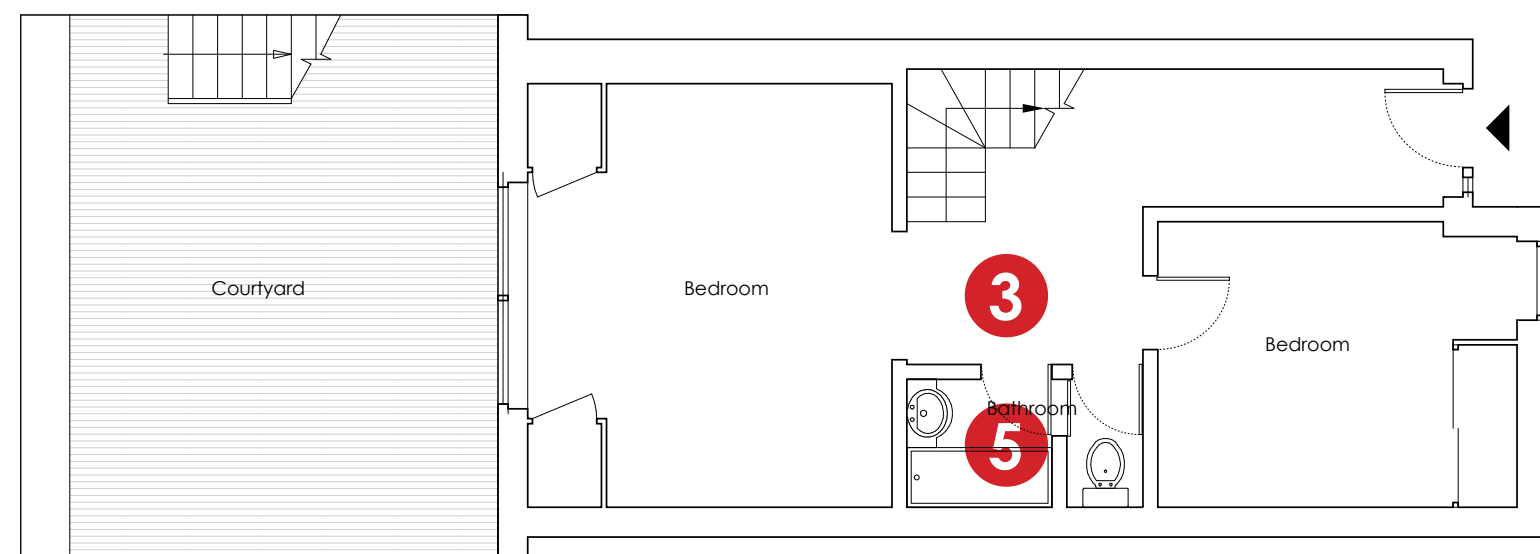


**5** Refer to the bathroom design section (pages 12-14)

Upper floor plan



Lower floor plan





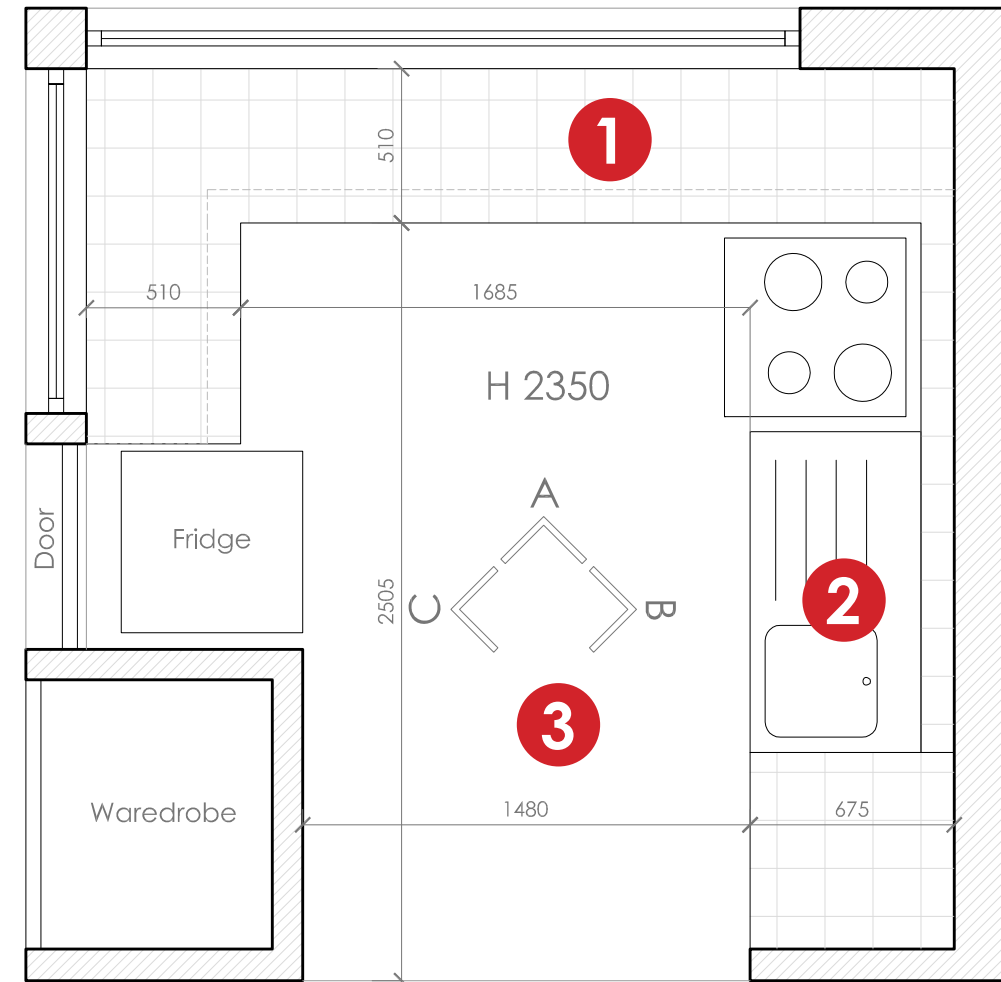
## FLAT 85B - KITCHEN

### EXISTING

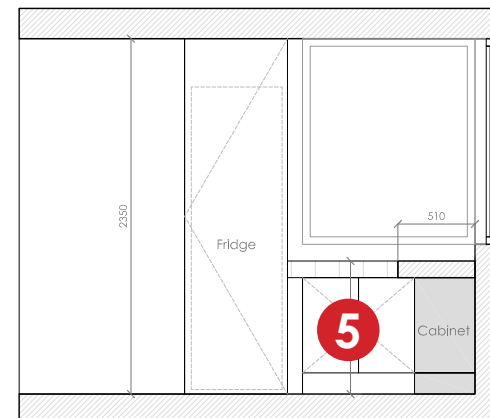
The kitchen is not entirely in its original state and lost most of the key features of the original design:

- 1** The original kitchen top and wall tiles were removed and replaced by 15x15cm gloss white ceramic tiles; some of them have a flower motif printed on the surface and a few are badly damaged.
- 2** The original stainless steel sink and timber structure underneath were preserved but they are damaged and generally in poor state of repair.
- 3** The original floor was removed and replaced with 30x30cm, light salmon colour tiles.
- 4** The upper cupboard structure is original but not in good state of repair and the original plywood sliding front panels were removed and replaced by painted mdf swing panels with the hinges fixed to additional and non original vertical timber pieces.
- 5** The original drawer units underneath the kitchen top was removed and the void space covered up with similar mdf swing panels of the upper cupboard.

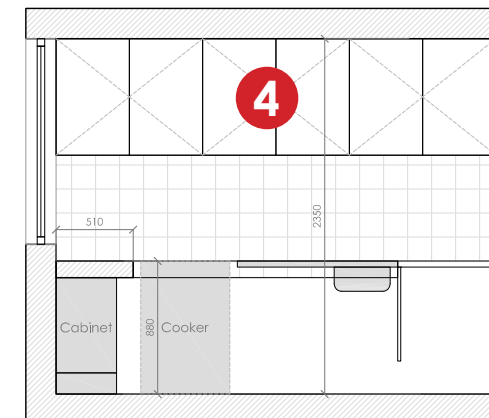
Floor Plan



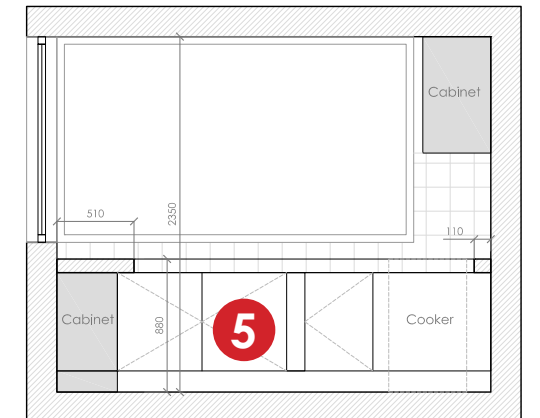
Elevation C



Elevation A



Elevation B



## FLAT 85B - KITCHEN

EXISTING





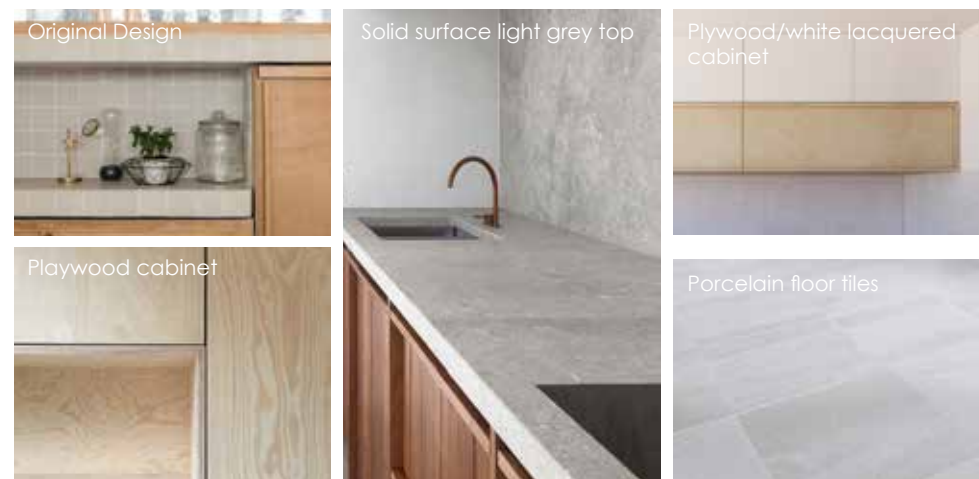
## FLAT 85B - KITCHEN

### PROPOSED

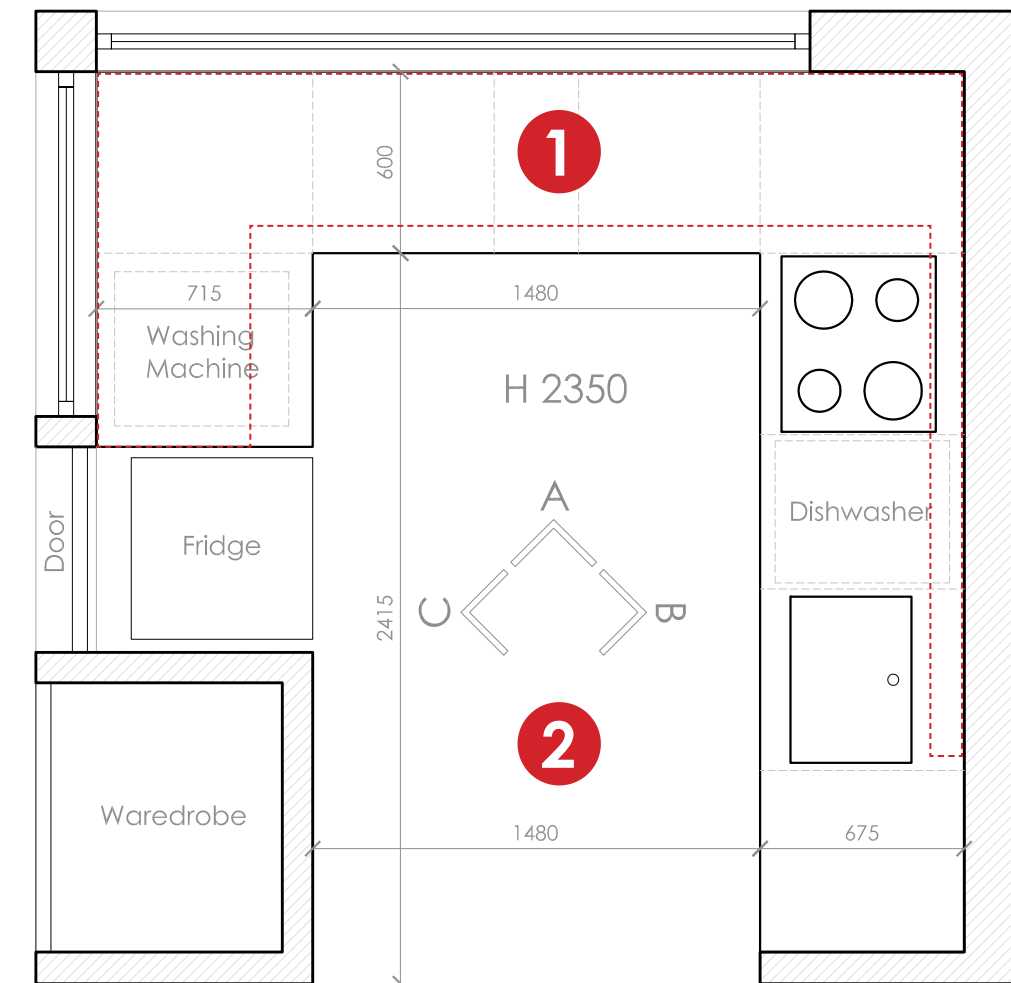
The proposed design consists in the following:

- 1 The kitchen layout is maintained as the original one. The existing kitchen top was not designed and built to respond to current kitchen standards and unluckily its thickness and height wouldn't allow for any white goods or standard kitchen cabinet modules to be installed underneath. Therefore this application proposes its removal and the construction of a new partly bespoke kitchen designed to allow for appliances to be accommodated underneath the new top and integrated within the kitchen structure. The kitchen top and lower cupboard are designed to be slightly deeper along sides A and C in order to respond to the above and improve storage capacity. The kitchen top and splash back surfaces will be made of a solid light grey colour surface to match the original light grey tiles installed in some of the apartments' original kitchen.
- 2 The same porcelain ceramic tiles of the entrance hall are proposed for the kitchen floor which will match the light grey colour of the original vinyl flooring that has been removed.
- 3 The existing upper cabinet will be removed and replaced with a new one of the same size and proportion. A filtered kitchen exhaust will be installed above the kitchen hobs. The front panels of the upper and lower cabinets will be made out of timber (birch plywood or similar) and the surfaces will be left exposed in order to echo the original design.

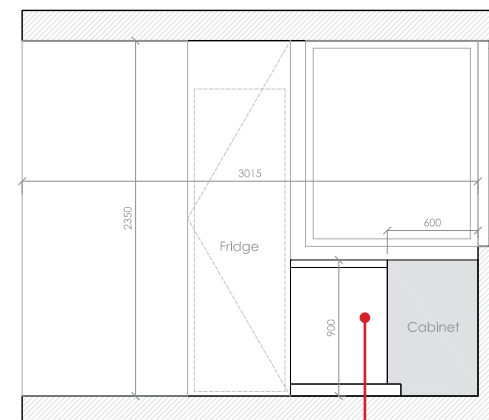
Reference images:



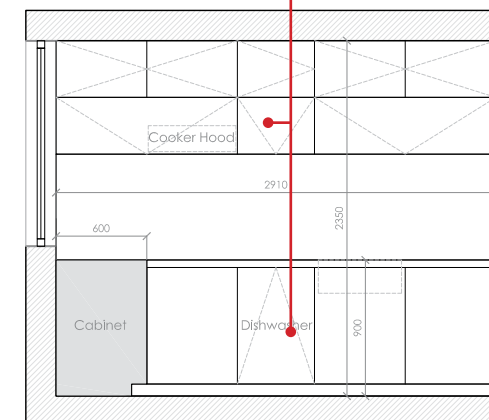
Floor Plan



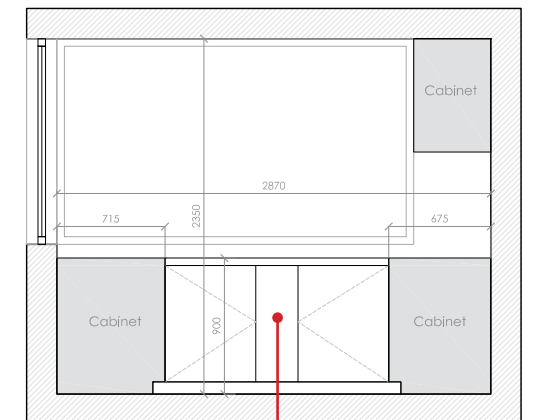
Elevation C



Elevation A



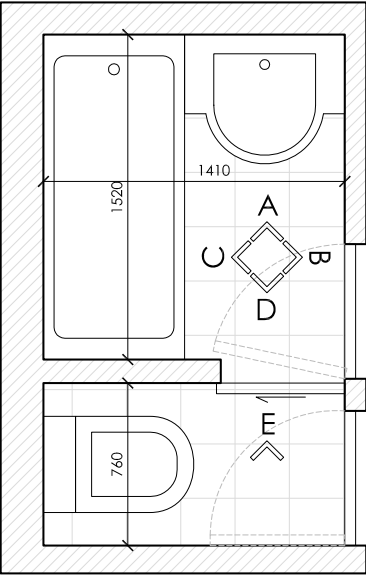
Elevation B



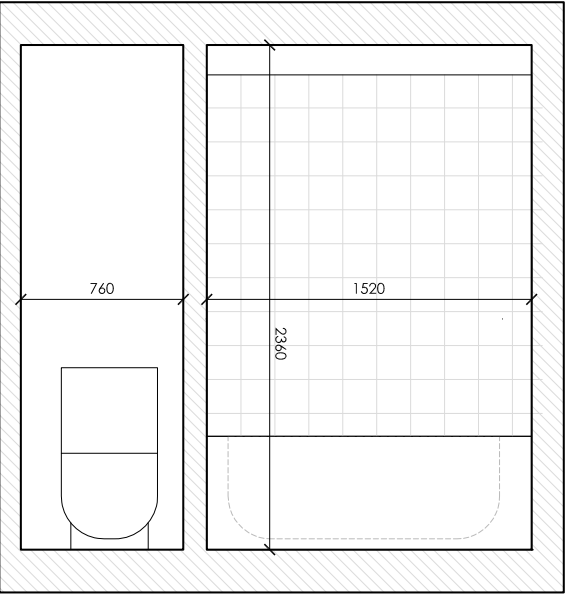
**FLAT 85B - BATHROOM**  
EXISTING

The existing bathroom configuration reflects the original layout with the partition wall between the washing area and wc still in place as well as the original sliding door.  
The wall and floor tiles are not the original ones with some of them broken poorly laid out.  
The wash basin and cabinet underneath it, bath tub and wc are also not original and show some sign of wear and tear.

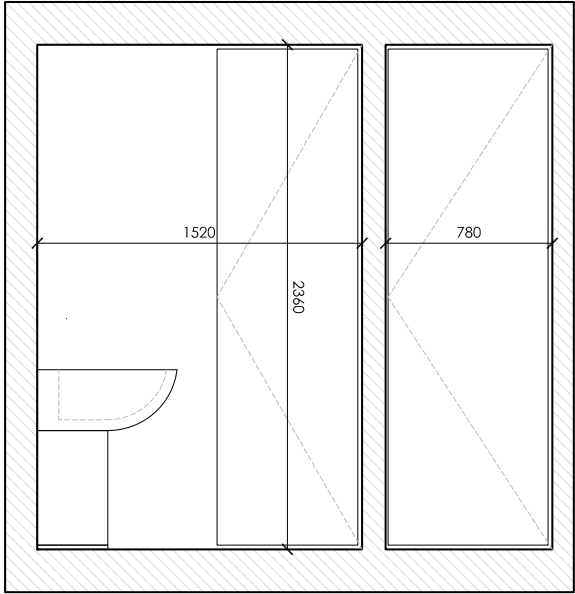
Floor Plan



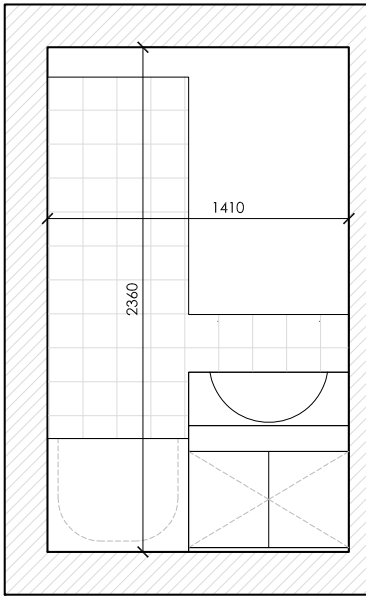
Elevation C



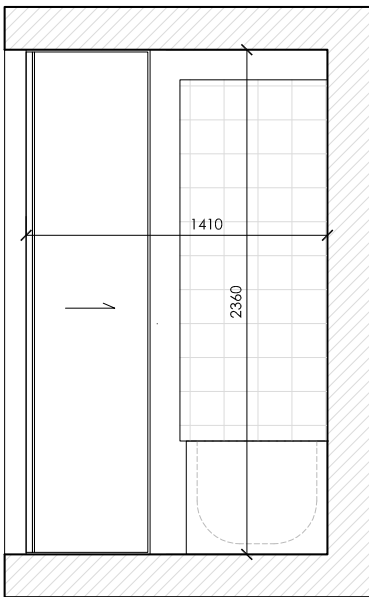
Elevation B



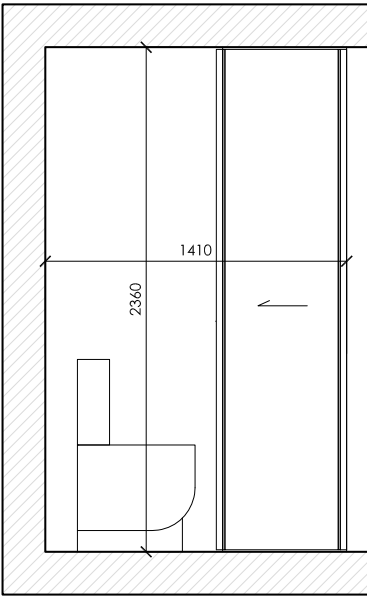
Elevation A



Elevation D



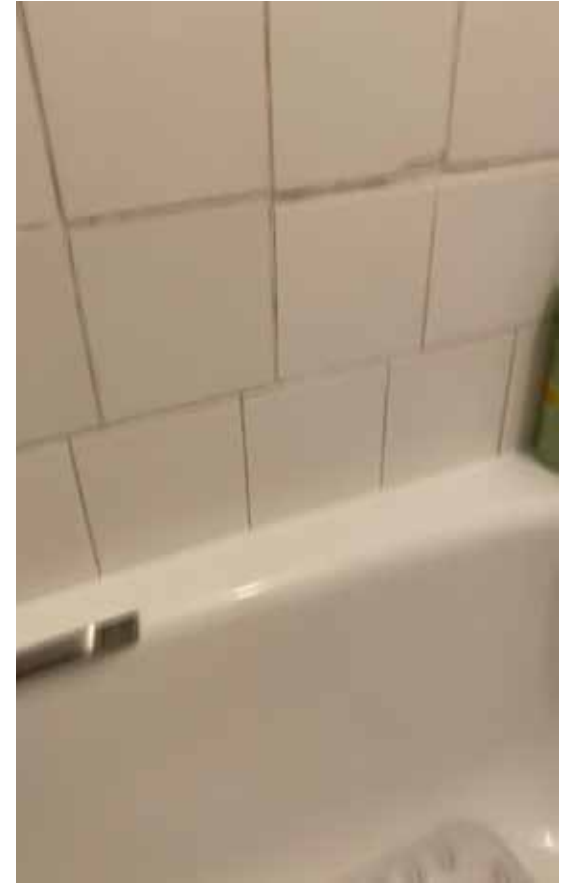
Elevation E





## FLAT 85B - BATHROOM

EXISTING



## FLAT 85B - BATHROOM

PROPOSED

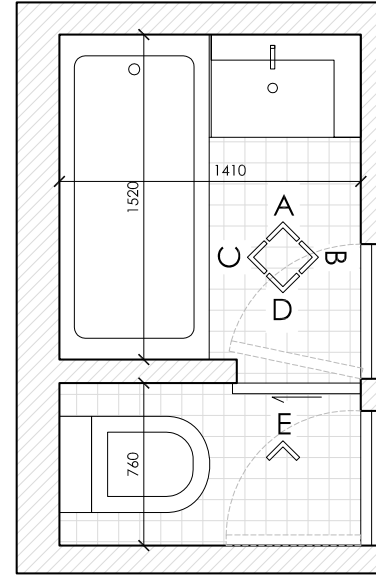
The proposal retains the existing and original layouts with no demolition of existing walls and doors proposed.

All walls and floor tiles will be removed and replaced with new white ones of 10x10cm. The tiles within the washing area are proposed to cover all wall surfaces from floor to ceiling, the tiles within the wc area are proposed to cover the wall surfaces from floor to 1m high.

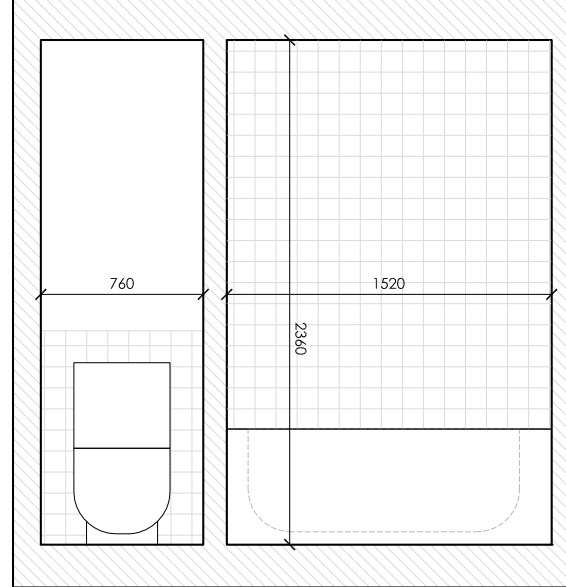
The existing washbasin, cabinet, bath tub and wc will also be removed and replaced with new ones in the same position as the original ones.



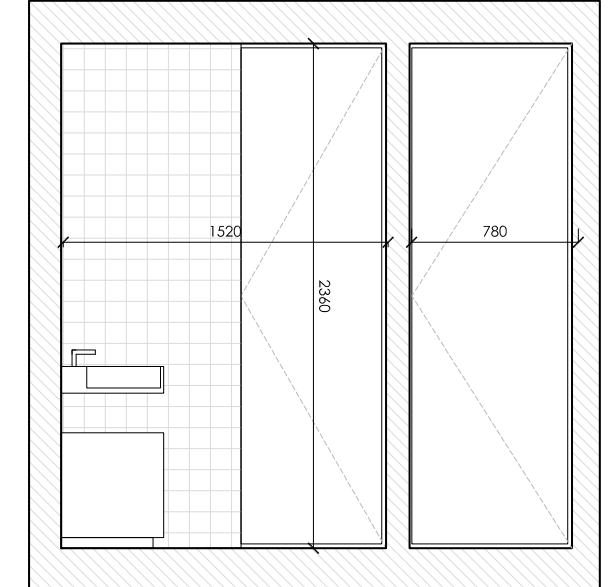
Floor Plan



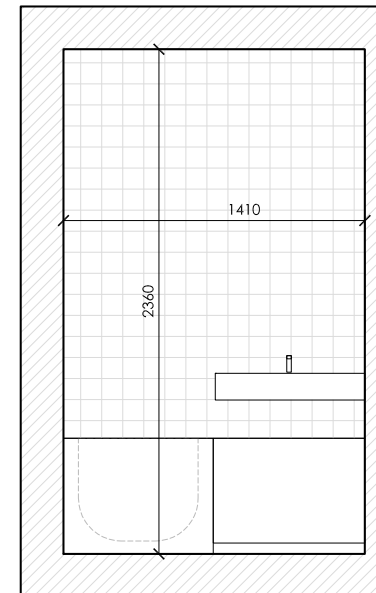
Elevation C



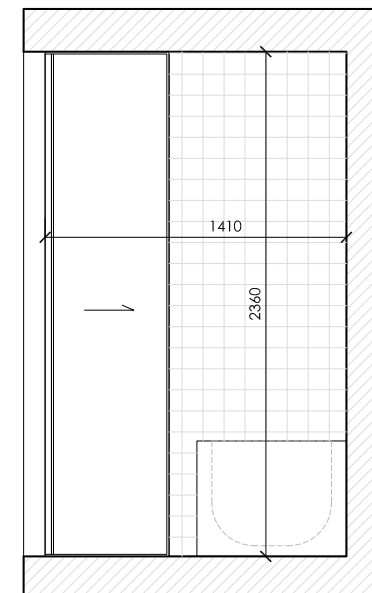
Elevation B



Elevation A



Elevation D



Elevation E

