

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 of the DAS).

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 of the DAS)

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 of the DAS)