

Flat First Floor, 25 Chalcot Crescent, London NW1 8YE

Document 2: Design and Access Statement

22 February 2022

Design Principles and Concepts

The flat was last altered and decorated in 1980 and has essentially gradually deteriorated in the 42 years since then. Some of the bathroom and kitchen units installed at that time are now positively dangerous (e.g. the immersion heater) and others have fallen apart. We have been advised that the electrical wiring, dating from the 1970's, needs to be updated to modern safety standards.

The essential design principle we are adopting now, as the new owners, is to refresh the flat with as 'light a touch' as possible, without compromising any original features and enhancing the original character of the flat wherever possible. For example, where we can, we intend to replace 1980 kitchen and bathroom units with refurbished Victorian originals in order to better fit within the context of a Victorian building than the dilapidated 1980 kitchen and bathroom units that have been in place for the last 42 years. Furthermore, we would also like to uncover, and re-use, one of the original front doors to the flat which was 'plastered-in' in 1980, thereby restoring some of the original character of the flat that was lost in the 1980 work.

In keeping with this principle, we should stress that we will not be affecting any original (pre 1948) feature in any way, and that all floorboards required to be carefully lifted for plumbing and electrical 'first fix' work will be replaced 'as was' immediately after that work has been completed.

At the same time, we intend to make the flat fit for the current century, by installing two very modest (Victorian-style cast iron) radiators, for warmth, powered by a small energy-efficient electric combination boiler (rather than the previous very large and dangerous immersion heater) and to improve both sound and thermal insulation beneath the floorboards with Rockwool RW3, if you agree.

None of the work we are proposing is structural, and we aim to decorate in a way that will be more, not less, in keeping with the age of the building and, through updating of the electrics and plumbing, to make the flat safe and habitable again.

We fully appreciate the unique characteristics of the area, of Chalcot Crescent and specifically of No. 25. This is something that we greatly value and it is always our aim to protect and to enhance these features.

Access

Almost all of the proposed work will be self-contained with the flat itself, apart from the initial electrical work needed to re-position the fuse box for our flat from a cupboard in the main hallway of the house at ground level, up to our flat on the first floor. The cable run for this re-route will follow the existing cable route and the work required should cause minimal disruption and will not take long to complete. Thereafter, all work will take place within our flat. Apart from this work, we do not foresee there being any access problems while the work is being undertaken. Only one other flat (above us) utilises the common hallway on a regular basis, and we do not foresee any impediment for them to access their flat at any time. We have consulted with our neighbours, and they are happy with these arrangements.