

Design and Access Statement

I completed the purchase of Flat 2, 55 Brunswick Street on November 2nd. The flat is in need of some upgrading and it is my intention to renovate the flat over a period of 3 to 4 months. The home survey report raised some issues related to damp in the joint entrance hall along the party wall and I propose to inform the owner of the neighbouring property and address this issue.

All of the proposed works related to this application are internal, they are all non-structural and do not have any impact on the façade of the property. Whilst undertaking the renovation work, the windows to the front elevation will be re-painted. There will be a repair to the rear parapet gutting but I think this would come under normal repairs and maintenance and would not require approval however for completeness I include the details here.

On the plans submitted with this application, all the non-structural stud walls to be removed are coloured in orange; all new stud walls are coloured in blue. The new stud walls will be constructed of either 75mm or 100mm x 50mm timber, noggins and covered with plasterboard and skimmed.

The works are to include, the replacement of the internal entrance door from the common part with a door having an either FD30 or FD60 rating. The current door is a very basic fire door as below.



Internally, on the first floor there are currently three rooms, a lounge, a kitchen and a bathroom, the first two are accessed by a corridor and the bathroom is accessed by a door from the lounge. I am planning to swap the location of the kitchen and bathroom so that the bathroom is accessed from the corridor and the kitchen is accessed from the lounge. I am planning to resize each room by moving the existing stud wall by approximately 350mm to increase the size of the new kitchen and reduce the size of the new bathroom. Both the new kitchen and bathroom will be refitted with new units, appliances and sanitary ware.

Pictures of existing kitchen and bathroom are below.



The wiring of the property will be checked and re-wired for the new layout however most of the property was re-wired in 2011.

At the moment, a stud corridor wall extends from the structural wall in the centre of the property to the front elevation of the building, I am proposing to remove the corridor section from the lounge and replace with a new stud partition wall and door at the bottom of the stairs and a new door from the entrance corridor to enter the lounge. This change will increase the size of the lounge and provide better use of the corridor space. Picture of lounge wall that I want to remove is below.



New stud wall to be position at the bottom of the stairs



Stud wall to be removed

I would ideally like to re-instate a fireplace to the lounge as a period feature. It is not planned to make this a working fireplace.

Most of the floor covering on the first floor consists of pine floorboards. I plan to retain these in the lounge if they can be sanded to a good finish. In the kitchen and bathroom, I plan to have ceramic tiles laid on marine ply in each room or use a waterproof wood floor covering. If the floor boards to the lounge cannot be brought up to a good finish the area will either be carpeted or covered with engineered wood flooring.

There is currently a gas boiler located in the current kitchen, this dates back to 2005 and will need to be replaced as the heat exchanger is completely scaled up. There is a cupboard on the landing in a very poor state of repair and currently houses a redundant water cylinder. I plan to remove the cylinder and insulate this cupboard space. I plan to locate a new boiler on the wall behind where the redundant cylinder is now. The flue will be taken through the roof tiles and be sealed with a lead surround.

On the top floor, there are currently two bedrooms. There is no plan to change this however if deemed possible I would like to create a new ensuite shower room to the main bedroom with the erection of new stud partitioning.

There is a cupboard on the landing in a very poor state of repair and as above, I plan to use the space to locate a new boiler and use the remaining space to possibly locate a second toilet or use it as wardrobe space to the bedrooms.



The floor covering on the top floor is generally chipboard that has been historically covered with carpet. I will retain the chipboard and cover with new carpet.



I plan to replace all of the internal doors which are currently all basic hardwood doors per the picture below with new or second-hand doors.



The whole property will be redecorated with breathable paint.

Finally the parapet gutter will be repaired. This was identified as a problem in the homebuyer survey and possibly leaking into the current bathroom. We have had the problem looked at by a listed property expert and they are proposing the following works.

Thanks for having me at 55 Brunswick Street this week.

I've discussed the work and options with my roofer and lead specialist, Steven.

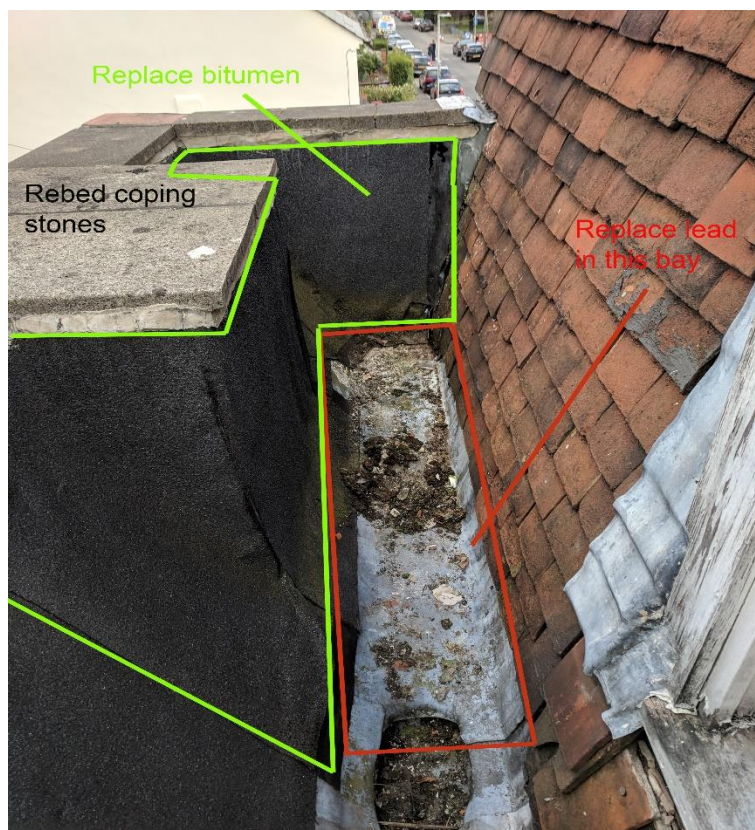
Our proposal is as follows;

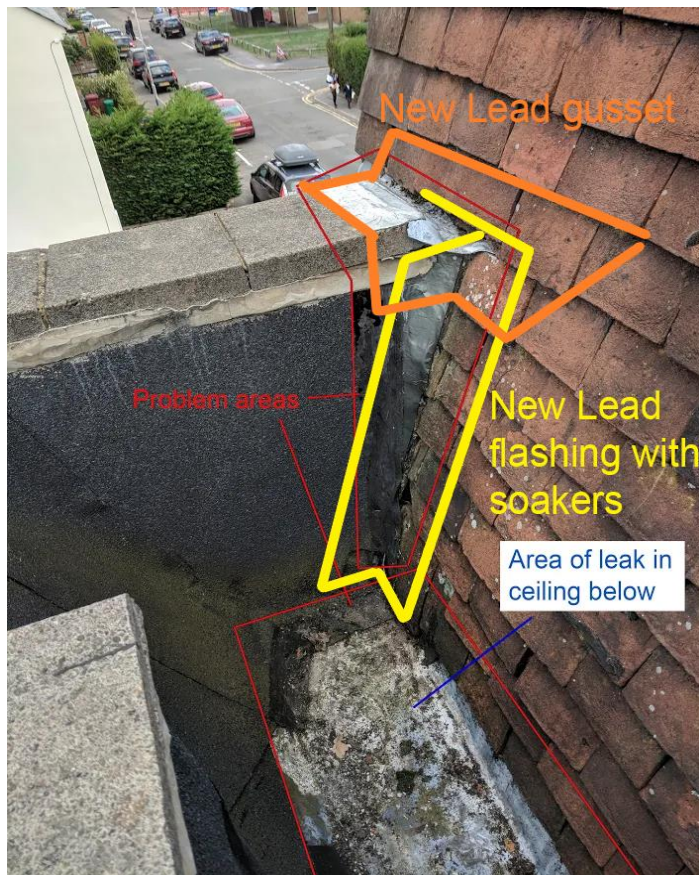
In order to give us the best chance of finding the leak we would like to tackle that whole last bay above the bathroom.

It would involve stripping back the tiles, bitumen and lead on that last bay.

It would also allow us to see how the timber is looking underneath and repair (not expected to be necessary)

- Remove coping stones.
- Strip tiles, lead, bitumen - as needed, up to the catchpit. (All of leaking area basically)
- Replace/Make good catchpit.
- Fit new lead gutter to entire bay. (red)
- Rehang Tiles, to include soakers in corner (yellow)
- Fit correct flashing lead (yellow)
- Fit correct lead gusset (orange)
- Fit new bitumen felt to internal gutter walls. (green)
- Refit existing coping stones, with damp protection course.
- Replace/rehang any loose tiles





Heritage Statement

The property is registered on the Historic England site as BRUNSWICK STREET 1. 5128 Nos 49 to 55 (odd) (The Brunswick Arms) SU 7072 13/32 II 2. Mid to late C18. Former terrace cut down and altered. 2½ storeys. Red brick with blue brick band over ground floor. Brick block eaves cornice. Mansard old tile roof with 2 brick stacks. 3 dormers (2 are glazing bar sashes). A narrow panel of silver grey bricks and 2 tripartite windows, a further panel and another window on 1st floor, glazing bar sashes. Segmental heads to ground floor openings (altered). Royal Insurance Mark to right of inn sign. The site lies within a conservation area on a one way street.

The planned internal works are to upgrade the property for modern living. Whilst the property has been the subject of some external maintenance work i.e. replacement of the sash windows under a planning approval dating back to 2010, the property is in general need of some maintenance both internally and externally.

The internal works are to replace existing stud work with new so that some of the rooms can be resized. The studwork will be skimmed. It is planned to replace the internal doors with some new in keeping with the age of the property, they are currently hardboard on a timber frame. The kitchen and bathrooms will be replaced with modern units and sanitary ware.

There will be a boiler replacement as the current one is scaled beyond repair and repair works will be carried out to the parapet gutter by a Listed Building specialist builder and roofer.

On completion, these works will significantly improve and restore this Heritage Asset.

Kayleigh Brims

Revised 4th December 2018