

Previous alterations (contd):

Main bedroom:

The original basin has been removed and replaced with an en-suite that includes a shower as well as a basin and vanity unit in a new position.
This ensuite is within a curved wall and is raised up (for the sake of the waste pipe).
The current arrangement does not allow for access to the service riser where there are stop-cocks.



raised ensuite



shower



basin and vanity unit

Other changes:

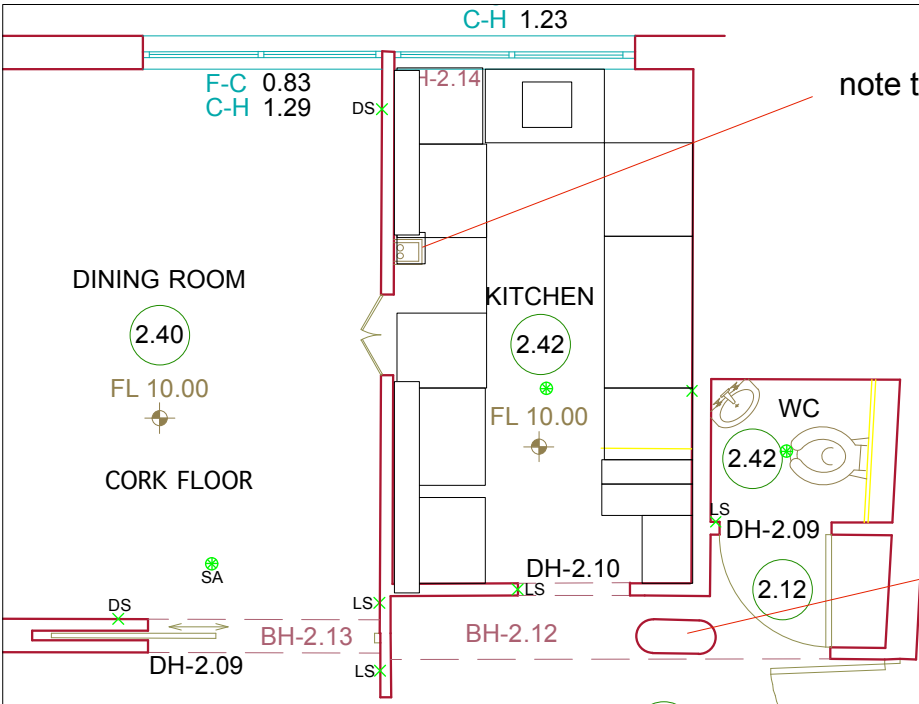
Original cork flooring has been removed and replaced with parquet flooring. The majority of the ceiling area has been covered with a suspended plasterboard ceiling that incorporates recessed light fittings.

General approach to proposals:

Kitchen / Dining area:

New kitchen units are proposed but in the same configuration as current. The proposal does however involve removal of the black marble clad residual boxed out service riser that had to be retained after the dividing wall was removed. The services are proposed to remain where they are but the square boxing is proposed to be replaced with a oval shaped column in fibrous plaster to replicate the style of the oval column in the hallway

Plan layout prior to demolition of wall between original kitchen and dining area.
scale 1:50



note the service riser

'column' to be treated like the oval one in the hallway



WC:

All of the original special edition fittings have been replaced with modern items. Like for like replacements are proposed.
New fittings are proposed as being the same as the bathroom



IMPACT OF PROPOSALS

Bathroom

None of the fittings are original 'Highpoint' edition. Every surface has been changed. The proposal to install a shower indicates that it will be in the same space as taken up by the bath so not affecting the general arrangement of the bathroom. A false wall is shown that houses the plumbing of the shower and so no original walls are interfered with. This also ensures easy reversibility at a later date. Above the basin, the original shelves are being reinstated. This is the only intervention that affects Accessibility as the walk in shower is designed to be accessible to those who have difficulty with baths.

Bedroom

In removing the en-suite , (walls, raised floor, shower and vanity unit), and installing the basin, the room is being returned to its original configuration.

The current vanity unit has blocked access to the service riser preventing maintenance. The proposal makes the service riser accessible and safe with proper fire compartmentation.

Kitchen

The kitchen configuration is not being changed, It has previously been radically altered and the remaining column in the kitchen to house the riser is not a satisfactory feature. The proposal clads the riser with an oval column (which is an iconic feature seen elsewhere in the flats).

In conclusion, the proposals are either non permanent , reversible alterations such as the walk-in shower or they involve returning the flat closer to its original configuration, undoing some of the earlier alterations.