

# AXIOM ARCHITECTS //

**5977 – UNITE STUDENTS, BEAUMONT COURT, LONDON.**

Design and Access Statement.

30<sup>th</sup> June 2023





## 1. INTRODUCTION.

### 1.1. THE APPLICATION.

This Design and Access Statement forms part of a full plans planning application for the removal and replacement of existing cladding systems for the remediation works associated at Beaumont Court, 1-45 College Grove NW, London, NW1 0RW. Beaumont Court is positioned in Zone 2 of London.

You can explore London with ease thanks to the great transport connections. And the local area of Camden Town with its world-famous market and nightlife is just a 15-minute walk away, Regents Park and London Zoo is just under seven minutes away.

The application is submitted on behalf of Unite Students and Clarke facades.

### 1.2. DRAWINGS.

The application is accompanied by the following drawings which have been prepared by Axiom Architects LLP.

- P90 Block and Site Location Plan.
- P100 Existing Elevations - sheet 1.
- P101 Existing Elevations - sheet 2.
- P103 Existing Wall Details.
- P105 Proposed Elevations - sheet 1.
- P106 Proposed Elevations - sheet 2.

## 2. THE PROPERTY.

### 2.1. BEAUMONT COURT.

Being positioned in Zone 2 of London, Beaumont Court sits between Camden Town and King's Cross St. Pancras. Its location is perfect for exploring the best of London and for getting to the Universities at Russell Square and Holborn.

It sits on the A5202 St Pancras Way. The property provides accommodation to 232 students, offering accommodation of both en-suite rooms in shared flats and studios. The Main entrance to the building is at Ground Level and is accessed via College Grove NW just of St Pancras Way.

The Building consists of four separate units, in a rectangular shape and sits along College Grove NW. The building rises to 7 storeys in height, with the height of the top floor being just over 19.5m from street level.

The building is clad in a diverse range of materials consisting of Face brickwork, Render, SW timber boarding, Aluminium cladding panels and glazed and aluminium spandrel panels.



Front Elevation of Beaumont Court from St Pancras Way.

### 3. IMAGES.



Aerial view of Beaumont Court.





View of Beaumont Court along St Pancras Way.



Corner Junction of St Pancras Way and College Grove.



View of Beaumont Court down College Grove.



#### **4. DESIGN.**

##### **4.1. THE PROPOSALS.**

It is proposed that areas of combustible material on the building is to be replaced with material that have non-combustible properties, these include the existing brick-slip system, Aluminium cladding panels, Spandrel panels, combustible insulation, membranes and substrate boards. It is proposed to retain the existing building aesthetics replacing all material with new that match the existing as near as possible.

##### **4.2. MATERIALS AND COLOURS.**

Brick slips will be replaced with a new Ash and Lacy NaturAL-X brick slip system. Aluminium cladding replaced with 3mm Aluminium folded cassette panels, Rendered areas to be replaced with a Weber render system. Colours to match as close to existing as possible.

##### **4.3. ACCESS.**

Existing access arrangements will be retained and are unaffected by the proposals presented within this application.

##### **4.4. LANDSCAPING.**

Existing hard and soft landscaping will be retained and are unaffected by the proposals presented within this application.

#### **5. CONCLUSION.**

The proposed remedial works to the existing facades of Beaumont Court will provide enhanced fire safety measures whilst retaining the existing building aesthetic.

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