

JOB NO.	CLIENT	DATE
AP1073	Chris Taylor	26 th June 2023
PROJECT ADDRESS	NOTES TAKEN BY	
23 Ravenshaw St NW6 1NP	Michael Howe	
PROJECT TYPE	BUDGET	
Design Review of 6 Flat Project in London	---	

The applicant asked 2020 Architects to review the proposed development prior to lodging a planning application. 2020 Architects are an award-winning Architects practice and design studio and are this year's RTE Irish Home of the Year Winners and are as such more than qualified to review the merits of Architectural design. The scope of the review was to give a second opinion and critically appraise the quality of the design.

The proposal is for 6 apartments replacing an existing building and the adjacent awkward angled gap within the continuous street scape. 2020 Architects made a number of recommendations for improvements to the design which have been implemented and now we have a highly professional application and a very high-quality design. The proposed design provides a central spine circulation space which connects the building vertically but also horizontally and provides a light filled entrance with a direct view to the back gardens. It is clear that considerable thought has gone into the careful design of the ancillary spaces of the building including the recycling store and the post/parcel boxes. This level of consideration continues through to the layout of the apartments and creates a development that provides the highest quality of experience for its inhabitants.

The plans are set up with the efficient central service core which best serves this type of limited external wall development, where light is a limited resource. Each of the six apartment designs have been carefully considered to maximise both this limited light and usable space with priority given to the areas of the apartments most light demanding. This has been aided by the fact that the site benefits from fantastic orientation in terms of solar path allowing even the basement apartments to have bright and direct sunlight filled open plan spaces. Where possible the primary bedrooms and the kitchen dining spaces are south or southwest facing to catch the mid-day and afternoon light. As a result, the apartments will provide a very high experiential quality.

This level of design consideration flows through the internal plans to the outside proven by the provided external images. The careful layout of the communal amenity space to ensure the maximum light and privacy for the occupants creates an attractive and outside living space. In terms of the facade, and impact on the public realm we believe that the proposed design works incredibly well and creates a harmonious street scene. The proposed design picks up the rhythms and fenestration of the neighbouring buildings and connect these rhythms across the existing gap. The rear elevation, which has limited public views, is of a standard design style typical of many developments but is a very well composed version and as a result is a wholly satisfying arrangement.

BASIC PLAN REQUIREMENTS

**ALL SUGGESTIONS
SINCE
IMPLEMENTED**

Detailed notes

- Balcony detail.
- Floor & wall thickness.
- Main entrance light.

Apartment 1

- why do you need the light well grill above the master?
- If you can't sort above then explore moving bedroom to rear.
- Do you change the entrance? Door to make dining more private.
- Do you change the open plan area – more glass?
- Walls don't have to be so thick.
- Walk-in wardrobes don't work. Do you need the cupboard in living?
- Skylights above living no. Need to be able to clean from below.

Apartment 2

- Master bedroom door into living
- Wardrobe doesn't work.
- Skylights in kitchen not required.
- Maybe lose the cupboard in kitchen
- Lengthen cupboard in living.
- Double bed cupboard door too small

Apartment 3

- More light – why not bigger windows – move front door.
- Skylight not needed.
- Master ensuite too small
- Skylight above dining ?? can this be opened??

Apartment 4

- Master too narrow, walls too thick.
- Ensuite doesn't work – wardrobe too deep (wall thickness).
- Cupboard too big.
- More light.

Apartment 5

- Not sure kitchen works under the stairs.
- Make bigger by stealing space from green roof.
- Check window on stairs – think it works.
- More light.
- No toilet upstairs for single bed – put one in.
- Where is the cupboard?

Apartment 6

- Add wardrobe into shower.
- Bedroom too small/walls.
- Window and light.
- Give some of the ensuite to make the wardrobe bigger.

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