

AXIOM ARCHITECTS //

6235 – UNITE STUDENTS, SOMERSET COURT, LONDON.

Design and Access Statement.

13th June 2024





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 Somerset Court, Aldenham Street, London, NW1 1AS. Somerset Court is positioned near to Camden Town.

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

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.
- P104 Proposed Elevations - sheet 1.
- P105 Proposed Elevations - sheet 2.

2. THE PROPERTY.

2.1. SOMERSET COURT.

Being positioned close to Camden Town in London. Its location means that you are within easy walking distance of both Camden and Euston Train Station, with Central London and the West End easily accessible in various ways of the use of public transport.

It sits on the corner of both Aldenham Street and Werrington Street. The property provides accommodation to 168 students, offering both en-suite rooms in shared flats and studios. The Main entrance to the building is accessed at ground floor level directly on the corner of both Aldenham and Werrington Street.

The building is formed of a 'L' shape. The building rises to 5 storeys in height, with the top floor being just over 16m from street level.

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



Front Entrance of Somerset Court.

3. IMAGES.



Aerial view of Somerset Court.



Rear view of Somerset Court as existing.



Image from Polygon Road – Rear of Somerset Court.



Image from the corner of Polygon Road and Werrington Street.



Image of Main Entrance to Somerset Court.



View down Aldenham Street.



Elevational image from the corner of Polygon Road and Werrington Street.



View down Werrington Street.



Elevational image from the corner of and Werrington Street and Aldenham Street.



View up Aldenham Street.

4. EXISTING ELEVATIONAL DRAWINGS.



ALDENHAM STREET - ELEVATION.



WERRINGTON STREET - ELEVATION.



POLYGON ROAD - ELEVATION.



NORTH EAST ELEVATION.

5. PROPOSED ELEVATIONAL DRAWINGS.



ALDENHAM STREET - ELEVATION.



WERRINGTON STREET - ELEVATION.



POLYGON ROAD - ELEVATION.



NORTH EAST ELEVATION.



6. DESIGN.

6.1. THE PROPOSALS.

The proposals are to retain the existing aesthetic in principle. 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 insulated render system and softwood timber boarding that is currently in place on the building.

6.2. MATERIALS AND COLOURS.

Existing render to be replaced with a new A-rated mineral wool insulated render system, the softwood timber cladding will be replaced with a Hardie Plank non-combustible fibre cement board. All replacement materials, colours to match as close to existing or in a suitable colour palette to be agreed.

6.3. ACCESS.

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

6.4. LANDSCAPING.

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

7. CONCLUSION.

The proposed removal and replacement of existing render facades at Somerset Court provides a unique opportunity to enhance the fire safety measures of the building at the same time modernising and refreshing the aesthetic of this building by reflection of a new material palette.

The new cladding systems will comprise materials that are classed as non-combustible, (A1 or A2, s1-d0).