AXIOM ARCHITECTS //

6233 – UNITE STUDENTS, MARY BRANKER, LONDON.

Design and Access Statement.

Rev: 8th October 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 Mary Branker House, 54-74 Holmes Road, London, NW5 3AQ. Mary Branker House is positioned in Kentish Town area of London.

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.

- P104B Proposed Elevations - sheet 1.
- P105B Proposed Elevations - sheet 2.

2. THE PROPERTY.

2.1. MARY BRANKER HOUSE.

Being positioned in the heart of the cosmopolitan area of Kentish Town in London. Its location means that you are within easy walking distance of Camden with Central London and the West End easily accessible in various ways of the use of public transport.

It sits nestled between Holmes Road and Regis Road The property provides accommodation to 182 students, offering accommodation of both en-suite rooms in shared flats and studios. The Main entrance to the building is accessed at ground floor level directly of Holmes Road.

The building is formed of a 'U' shape with a central courtyard area above the main entrance area at first floor level. The building rises to 6 storeys in height, with the top floor being just over 16m from street level.

The building façade is mainly in an insulated render system with Face blockwork to some areas at ground floor level.

Front of Mary Branker House.

3. IMAGES.

Aerial view of Mary Branker House.

Front Elevation of Mary Branker House from Holmes Road.

Front Elevation of Mary Branker House - 2.

Front Elevation of Mary Branker House - 3.

Front Elevation / Main Entrance to Mary Branker House.

Image from First floor Terrace area – 1.

Image from First floor Terrace area – 2.

Image from First floor Terrace area – 3.

Image from First floor side balcony.

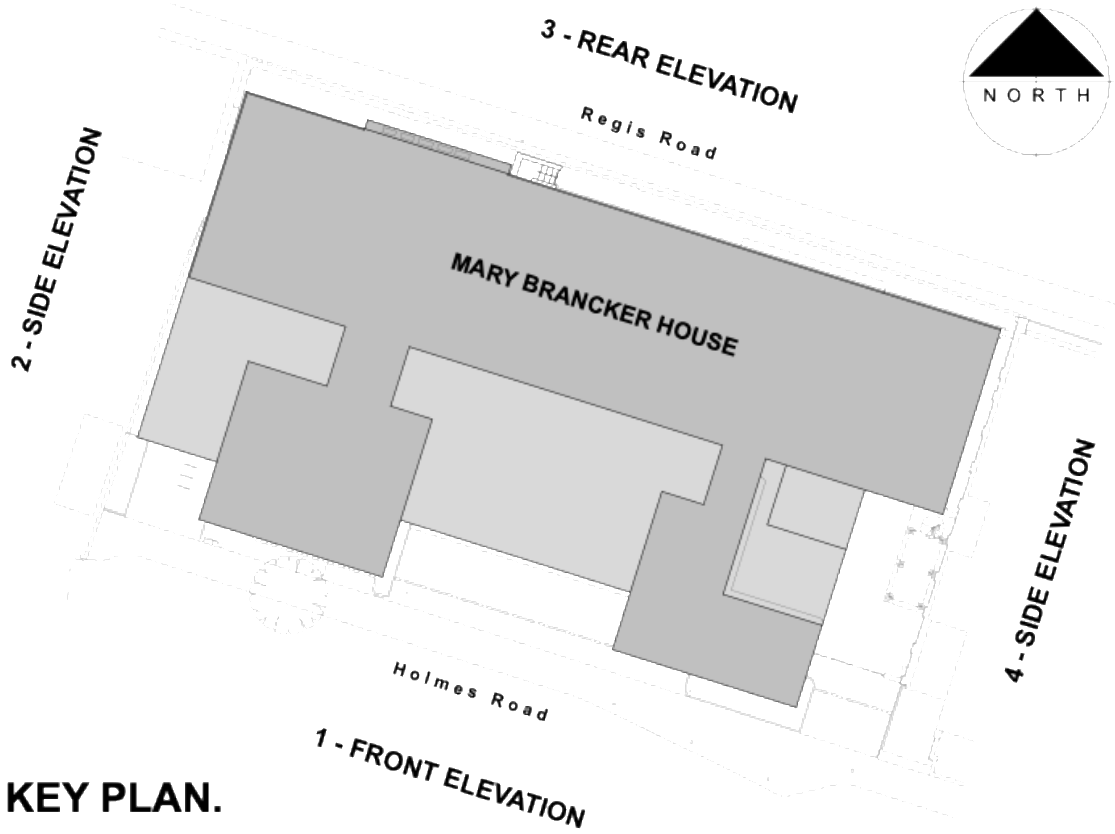
Rear Elevation of Mary Branker House from Regis Road - 1.

Rear Elevation of Mary Branker House from Regis Road - 2.

Image from First floor Terrace area – 2.

Image from First floor side balcony.

4. EXISTING ELEVATIONAL DRAWINGS.

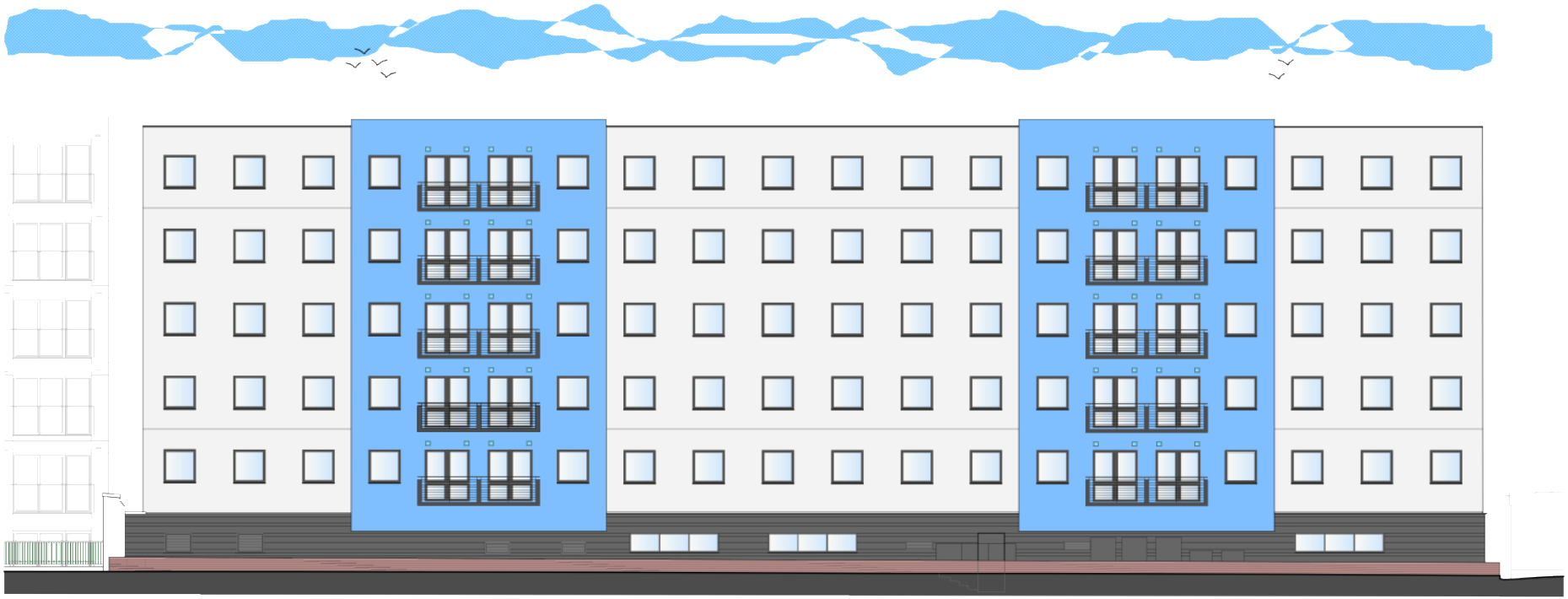


KEY PLAN.

1 - FRONT ELEVATION - Holmes Road.
Elevation E4.

2 - SIDE ELEVATION.
Elevation E6.

4 - SIDE ELEVATION.
Elevation E2.

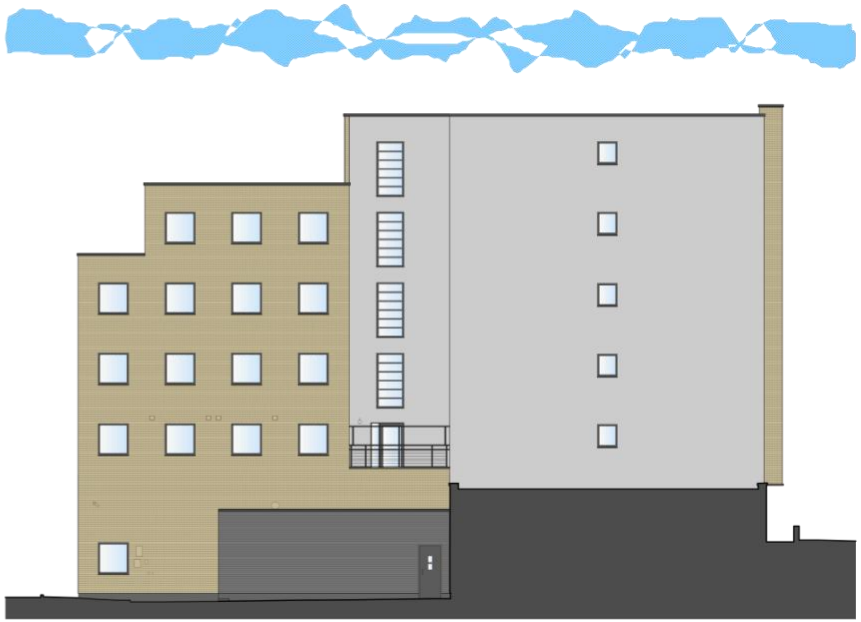


3 - REAR ELEVATION - Regis Road.
Elevation E1.

5. PROPOSED ELEVATIONAL DRAWINGS.

FRONT ELEVATION - Holmes Road.
Elevation E4.

2 - SIDE ELEVATION.
Elevation E6.



SIDE ELEVATION.
Elevation E2.

REAR ELEVATION - Regis Road.
Elevation E1.

6. DESIGN.

6.1. THE PROPOSALS.

It is proposed that areas of non-compliant material on the Mary Branker House is to be replaced with materials that are classified as compliant A rated products, the main objective is to fully remove and replace the existing insulated render system that is currently in place on the building. Upon re-instatement of new materials, appropriate cavity barriers will also be installed to provide compartmentation on the building.

6.2. MATERIALS AND COLOURS.

Existing ground floor Masonry blockwork is to be retained in place, projecting bays on the building to both front and rear are to be clad in new brick slip system with colours to reflect adjacent building stock, the rest of the wall elevations on the property is to be replaced with a new A-rated mineral wool insulated render system

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 facade at Mary Branker House 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 which has references to adjacent building stock.

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