PHILIP MEADOWCROFT ARCHITECTS

CORAM GREGORY HOUSE INFILL & EXTENSION





Philip Meadowcroft Architects Limited 33 Greenwood Place London. NW5 1LB 07905697719 philipmeadowcroftarchitects@gmail.com Philip Meadowcroft Architects have compiled this design & access statement to support a planning application for a proposal which was commissioned by Coram in April 2013. It follows from development of a for the campus and planning permissions for a new office/education building (2010), new entrance, pavilion and pathway (2011). The new entrance building and widening of the pathway are currently under construction as the first phase of development within the campus. Construction of the pavilion will follow on.

Coram seek to increase the space on their campus in order to support and improve their range of services offered to support children and families.

Whilst fundraising continues for the new office/education building the currently under-used undercroft space at the eastern end of Gregory House offers an interim solution in providing much needed additional accommodation within the campus. By enclosing the undercroft additional office space and a new reception can be provided to extend the range of services which are currently accommodated within Gregory House and throughout the campus. it will also offer Coram the opportunity to offer crucial services with its own dedicated secure entrance atthis end of the building.





Gregory House is a two storey building located in the north eastern corner of Coram Campus. Builtin the 1950s as accommodation for the Foundling Associates, it extends from the old swimming pool to the west to the boundary with Goodenough House to the east. The single storey undercroft lies at the eastern most end of Gregory House. An enclosed garden extends to the south used for children's play and accessed from the main hall and undercroft. To the north open areas, approximately 3.5 metres deep, separate the building from the listed brick wall forming the boundary with St Georges Gardens. At a point immediately adjacent to the undercroft the facade of a single storey projection is set back approx 750mm from the wall.

The undercroft is an under-used space which extends to the boundary with Goodenough House. Enclosed by fences on all three sides it is perceived as a hidden corner without practical use except for storage and as a secondary entrance/exit to Gregory House.





EXISTING GREGORY HOUSE UNDERCROFT



South east elevation

View from the south





Section AA

Section BB



Boundary wall to Goodenough House



View of existing single storey rear projection to the north facade





The proposal is to enclose the undercroft and extend to the north within to provide a new entrance and additional office space. Key design features are:

- New SE facade follows the line of the first floor facade above
- provision of a new entrance/exit at
 the eastern end of Gregory House for dedicated access
- Eastern flank wall is set back from the boundary with Goodenough House
- The new north west single storey extension aligns with the existing NW projection

- Enclosuring and extending the undercroft provides approx 84 sqm GIA
 Means of escape from existing spaces and staircase is maintained through a protected corridor and entrance lobby
- 3 no rooflights to the extension provide light and ventilation
- New ramped access reconciles internal and external level differences, providing access for wheelchair users

The aim is to use a light weight construction of timber or metal framing with a render or cladding panel external finish. New Reception and Office: GIA 84 sqm

PROPOSED NEW RECEPTION/OFFICE

Elevations key design features:

- North west facade lines through with existing NW projection.
- Parapet height of the new extension lines through with the parapet of the existing NW projection
- Windows to be painted timber or metal framed with opening top lights and casements to provide good natural ventilation
- External finish to be render to match existing or self finished cladding panels
- Rainwater from the new flat roof to be discharged via existing rwps
- South east facade to be enclosed with new painted timber or metal framed glazed screen with opening top lights and casements above a solid wall of render or cladding panels to cill height.
- East flank wall is set back from the boundary to Goodenough House and to be finished in render or light coloured cladding panels.



South east elevation







PROPOSED

SECTIONS

Section AA

Section BB

Proposed sections key design features:

- New SE facade follows the line of the existing facade above
- the eastern flank wall is set back from the boundary with Goodenough House to avoid complications of constructing on top of the boundary wall and to maintain a sense of a floating upper floor
- The NW single storey extension aligns with existing NW projection
- 3 no rooflights to the NW extension provide additional natural light and ventilation

APPENDIX

Method Statement from Thomas Sinden Limited - contractors for Coram Phase 1 Entrance.

The method statement for the hoarding to protect the listed wall to the proposed development, requires only a standard timber hoarding which can be erected quickly and adapted to suit the works and is substantial in nature to afford protection during the project.

Method Statement:

The protective hoarding is to be constructed adjacent to the wall allowing a 150mm distance between wall and hoarding face, formed from 75x50mm sawn timber framework and 18mm WBP ply to height of wall plus 300mm and extend to the perimeter ends of the area of the proposed works as required. The top of hoarding needs to have a 9000 gauge polyethylene sheet attached which extend over the top of the wall, the bottom of the frame to be boxed out to accommodate sand bags to stabilize the hoarding, The hoarding protection can then be adapted to suit the building process and removed as the works progress, with the completion of the external finishes.

Secure boards to framework with self tapping screws to allow for ease of dismantling, affix necessary warning posters etc to ensure safety behind hoarding, clean area and remove all waste and unused material in correct manner.

APPENDIX 1 LISTED WALL PROTECTION