

DESIGN AND ACCESS STATEMENT 04

Rev. A

Kentish Town Sports Centre
Town Houses Willes Road

Prepared for:
Kutner Associates Ltd.

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THE SITE

The proposed development site is located in the borough of Camden and in a 10 minute walking distance to Kentish Town- and Chalk Farm Tube Station (Northern Line).

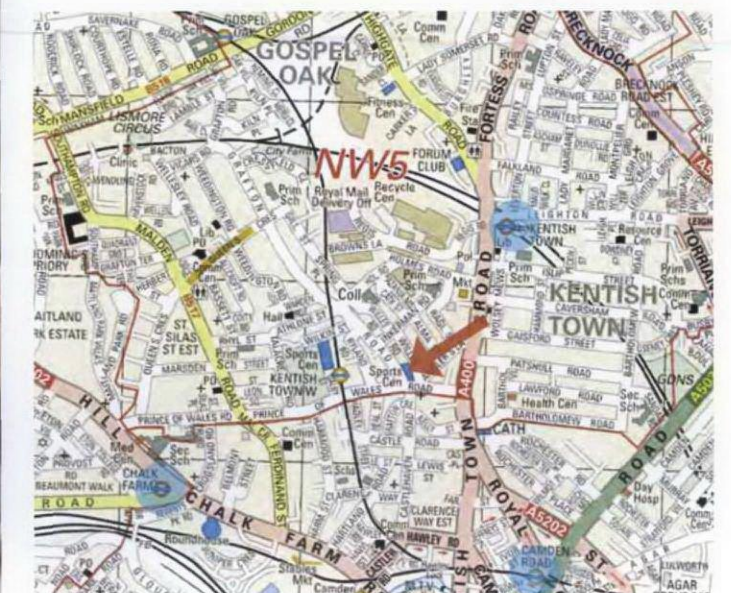
The site spans West to East between Grafton Road and Willes Road.

The site formed part of the Kentish town sports centre. A combined application 2008/2362/P was granted in 2008 to part demolish part refurbish the sports centre.

The application proposed 3 townhouses for the Willes Road site and 1 town house for the Grafton Road site.



01 Bird's eye view onto site looking North



02 Street Map image with train stations shown blue.



01 Site - Grafton Road



02 Grafton Road facade



03 Kentish Town Sports Centre



04 Facade opposite site



05 Rear of Site



06 Flank wall Grafton Road



07 Flank wall Sports Centre



09 Rear of Sports Centre



10 Rear of Grafton Road



08 Site entrance from Grafton Road

2.1 SITE PICTURES | WILLES ROAD



01 Site - Willes Road



02 Flank wall - sports centre



03 Flank wall - Willes road



04 Willes road elevation



05 Willes road elevation



06 Willes road elevation



07 Willes road elevation opposite



08 Rear Willes road



09 Rear Sports centre



10 Rear of site



11 Facade opposite

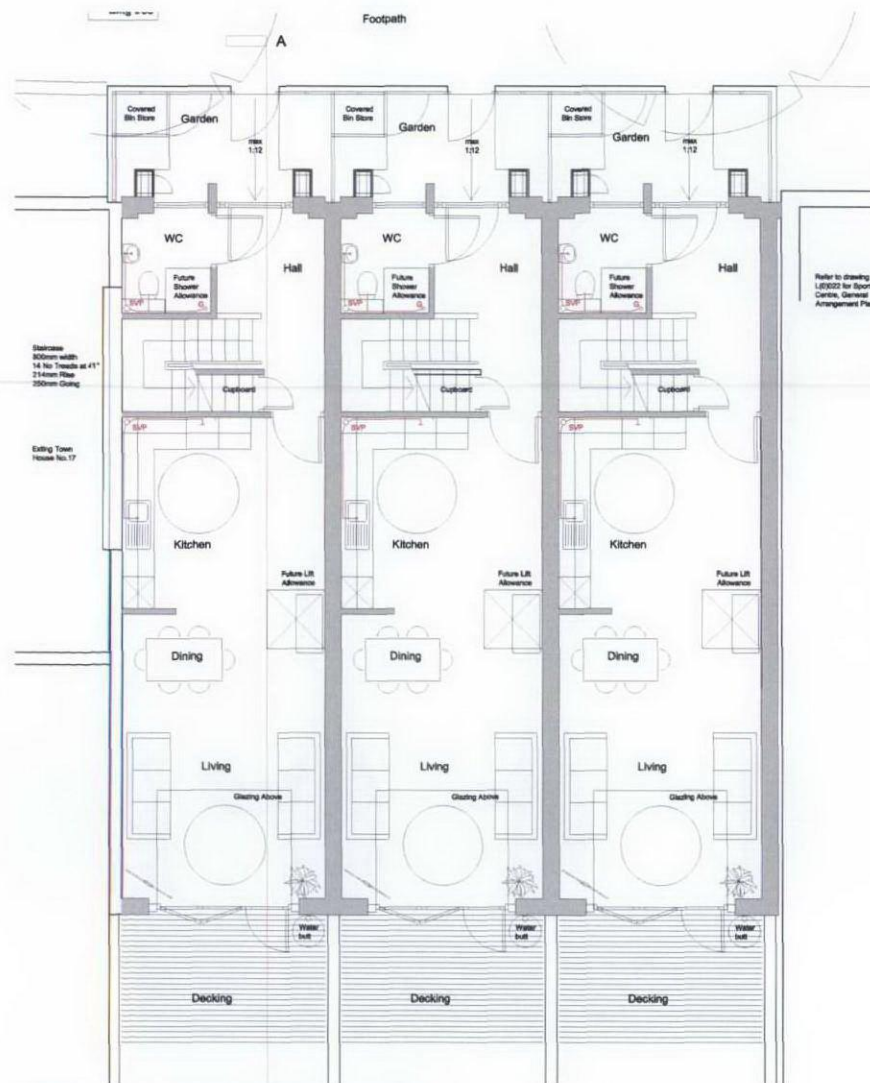
The general arrangement plan by Limbrick Ltd submitted with application 2008/2362/P shows the extent of the Sports Centre with the proposed four town houses in the rear.



APPLICATION 2008/2362/P

These drawings by Limbrick Ltd submitted with application 2008/2362/P shows the granted application for Willes Road.

The room sizes and architectural design are sub standard. Consequently a revised application is submitted to provide two larger town houses only.



06 View through site to West boundary

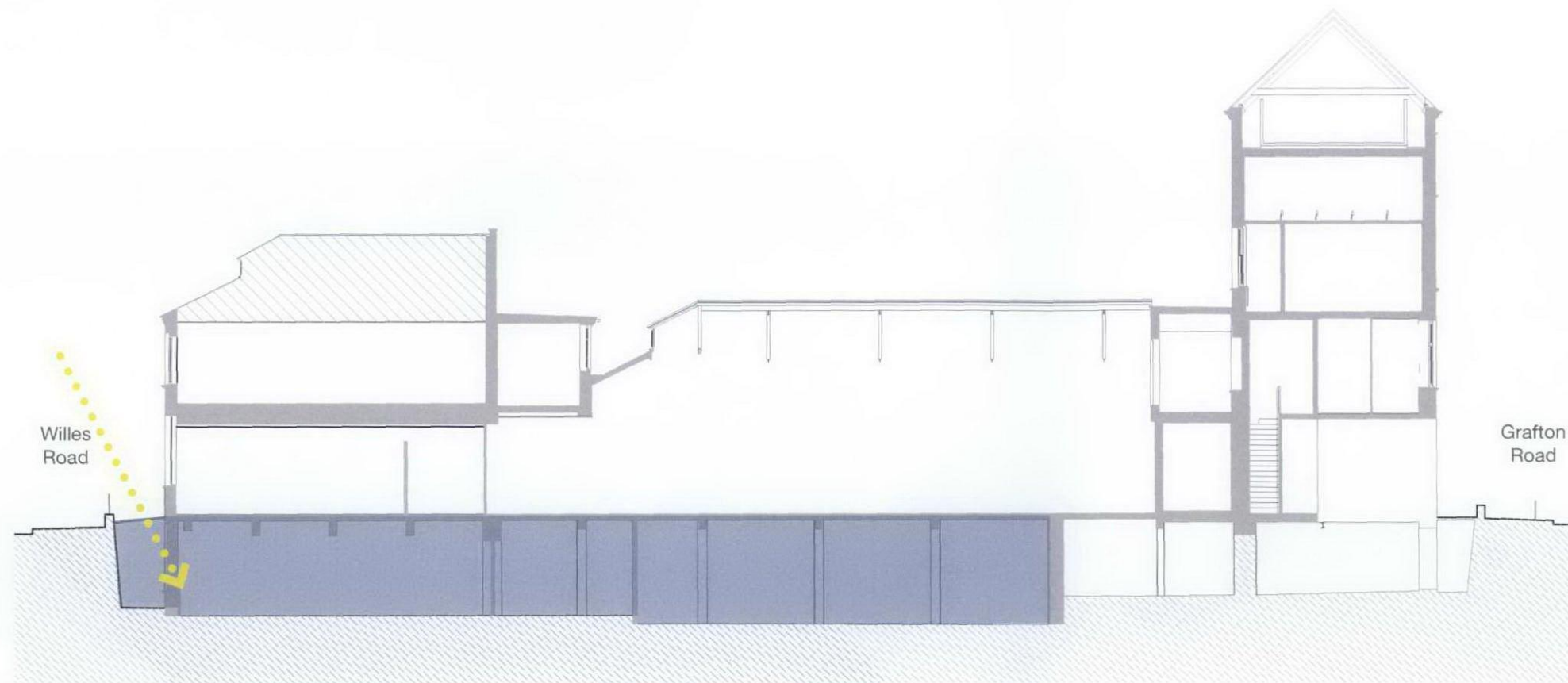




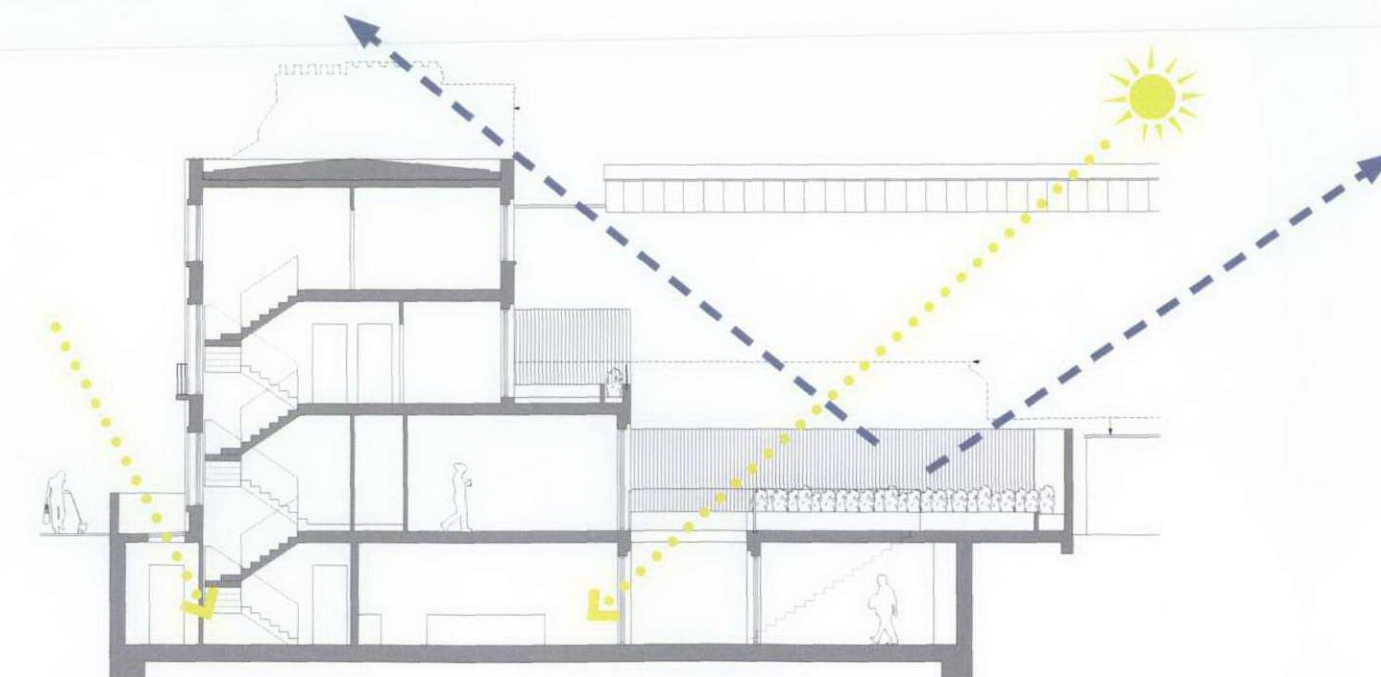
This application was granted in May 2012. We are proposing to retain the granted facade design but add a basement floor.



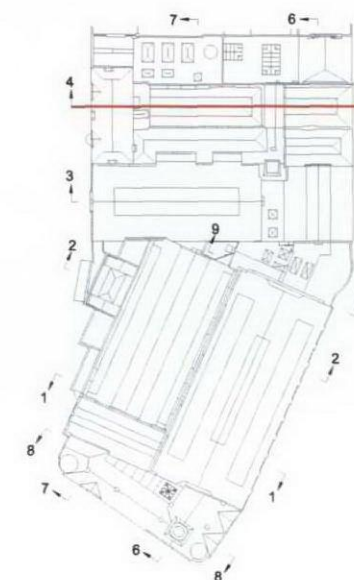
4.0 DESIGN RATIONALE | KENTISH TOWN SPORTS CENTRE



01 Existing section before Sports Centre redevelopment showing basement area



02 Proposed section reinstating basement area



03 Location Plan

Survey information of the Sports Centre shows that there was an existing basement in place before demolition.

The previous basement was in the location of the Sportscentre that was partially demolished and extended all the way through to the edge of the pavement.

With this application we are proposing to use the extent of the previous basement for the two new houses on Willes road.



Skylights provide natural daylight to the bedrooms and en-suites.

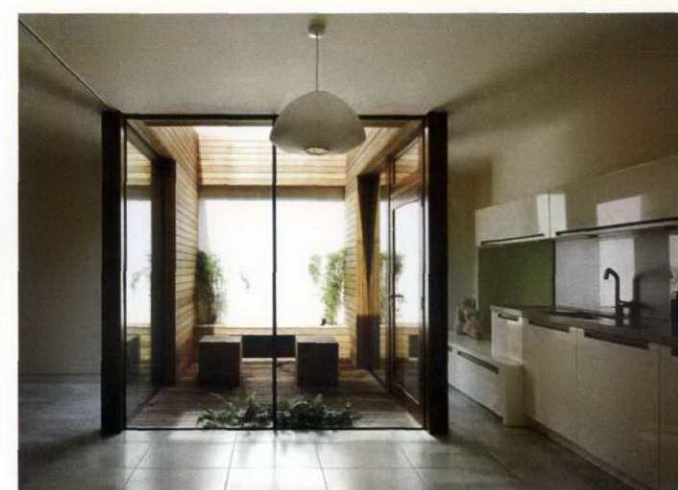
01 Skylights to bedroom and ensuites



01 Precedent scheme designed by others



02 Precedent scheme designed by others



03 Precedent scheme designed by others

5.0 LIFE TIME HOME STANDARD | COMPLIANCE SUMMARY

The proposed scheme is designed to comply with Life Time Home Revised Criteria July 2010.

The following is a brief compliance summary and to be read in conjunction with the submitted drawings:

1) COMMUNAL AND/OR SHARED PARKING
n.a as no on site parking is provided

2) APPROACH TO DWELLING FROM PARKING
n.a as no on site parking is provided

3) APPROACH TO ALL ENTRANCES

The approach to all entrances is level or gently sloping. Gradients do not exceed 1:60 and/or 1:40 cross fall. No slope exceeds:

1:12 for distances up to 2m
1:15 for distances up to 5m
1:20 for distances up to 10m
no slope is longer than 10m
no landing is less than 1200mm

4) ENTRANCES

All entrances:

- a) can be illuminated at night.
- b) are level access over the threshold. Juliet balconies and terraces/balconies over habitable rooms are exempt.
- c) provide a minimum 800mm effective clear opening width.
- d) provide adequate weather protection with a canopy of 600mm for private- & 900mm for communal entrances.
- e) provide level external landings with an area of 1.2m² for private- and 1.5m² for communal entrances.
- f) provide a 300mm door nib to pull side

5) COMMUNAL STAIRS AND LIFTS
n.a to private houses

6) INTERNAL DOORWAYS AND HALLWAYS

Internal hallways are: 900mm min with 900mm min doors. A 300mm nib is provided to all entrance level rooms.

7) CIRCULATION SPACE

Every home is designed to be adaptable for wheelchair users.

All living rooms provide a clear 1.5m turning circle or 1.7m x 1.4m ellipse with the occasional coffee table inside.

All living rooms are large enough to provide 750mm between items to pass to through to a window.

All kitchens provide a 1.2m clear zone between kitchen units and can be min. 3.6m long when all sides are added together.

All bedrooms are large enough to allow for a 750mm clear zone around bed.

8) ENTRANCE LEVEL LIVING SPACE

All entrance levels provide a living room or living area, dining room or dining area associated to a kitchen or other socialising space.

9) POTENTIAL ENTRANCE LEVEL BED-SPACE

All dwellings with two or more storeys, with no permanent bedroom on the entrance level, provide a 750mm wide temporary bed-space on the entrance level.

10) Entrance level WC and shower drainage

The entrance level provides an accessible WC compartment, with potential for a shower to be installed.

11) WC AND BATHROOM WALLS

Walls in all bathrooms and WC compartments are capable of firm fixing and support for adaptations such as grab rails within a 300mm-1800mm height band.

12) STAIRS AND POTENTIAL THROUGH-FLOOR LIFT IN DWELLING

All dwellings provide a 1m x 1.5m knock out panel for a future lift from the living room to the bedroom unless a bedroom and a bathroom are available on living room kitchen level.

13) POTENTIAL FOR FITTING OF HOISTS IN BED- AND BATH ROOM

The ceiling structure is capable of supporting a hoist. A 900mm knock out panel is provided from the bedroom to the bathroom where possible.

14) BATHROOMS

All bathrooms are accessible with a WC located 200-250 from wall and the basin providing a 700mm wide approach zone extending to 1100mm.

The internal bathroom area is min 2.1m x 2.1m and provides space for a 1.5m diameter or 1.4x1.7 elliptical activity zone to overlap with bath and a 1m diameter clear activity zone.

15) GLAZING AND WINDOW HANDLE HEIGHTS

All living rooms include some windows starting no higher than 800mm from floor level.

16) LOCATION OF SERVICE CONTROLS

Service controls are within a height band of 450mm to 1200mm from the floor and at least 300mm away from any internal room corner.



01 Timber Decking



02 Bespoke planters on terraces



03 Front garden design to shows brick metal wall with planting



04 Climbers



05 Timber Slatting as privacy element

The garden is divided into three simple zones: The timber decked terrace, the grass area and perimeter planting.

To provide an attractive green setting each garden will feature high quality hard landscape materials and ornamental planting in integral planters to create a green structure and increase the sense of privacy. Timber louvered panels will soften the brick wall boundary in the area of the existing sports centre.

The front entrance will be paved and show a low level brick wall with a metal fence and occasional planting behind. Bin storage will be provided in individual timber stores.

Opposite are precedent images of ornamental planting and landscape materials. Indicative species are:

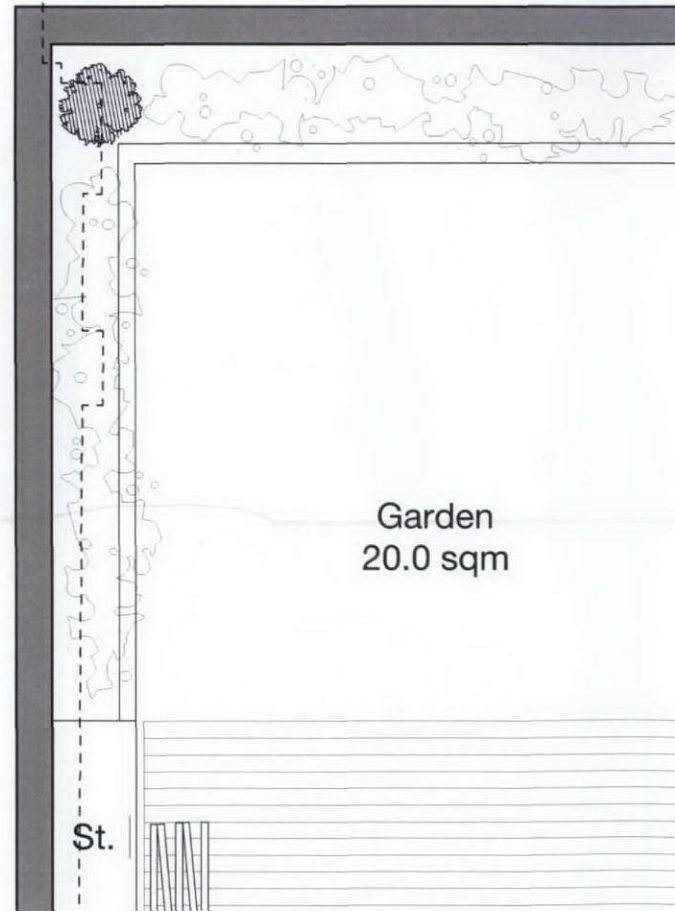
Buxus sempervirens
Choisya ternate
Hebe spp
Juniperis
Ophiopogon nigrrescens
Phyllostachys nigra

HABITAT ENHANCEMENT

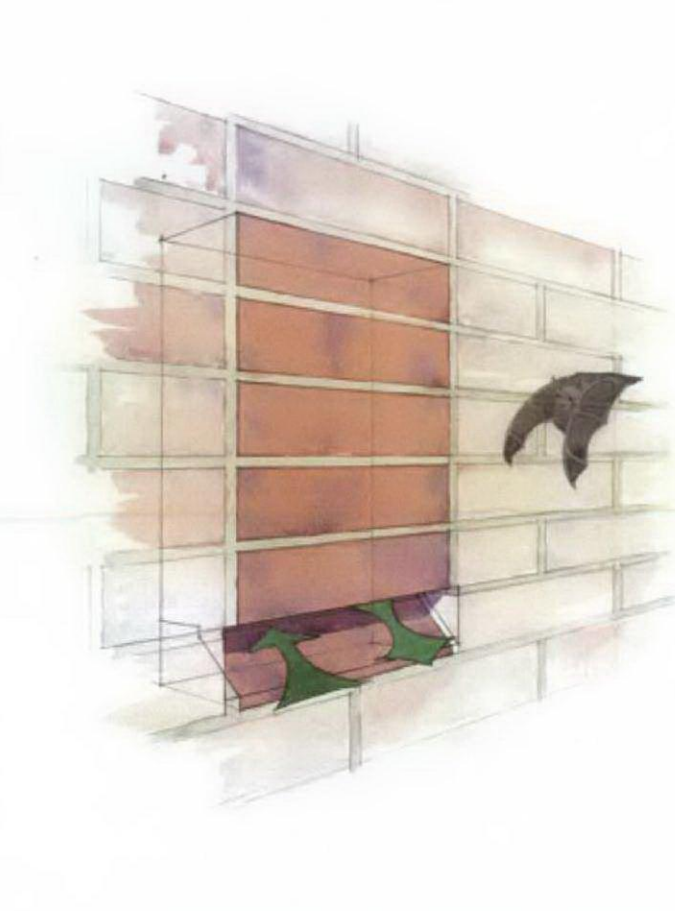
Bat boxes are proposed as an integral part of the new buildings as indicated on the submitted drawings.



06 Indicative sketch for boundary treatment



07 CAD symbology for boundary treatment



08 Bat boxes integrated into walls as indicated on drawings



01 Red Reclaimed Brick



04 White sandstone

Technical results

Description	Hard medium-grained sandstone without visible laminations. Durable with good weathering qualities.	
Country of origin	China	
Colour	White	
Water absorption	0.87 %	BS EN 13755 2002
Porosity	2.75 %	BS EN 1936 2006
Density	2559 kg/m ³	
Abrasion resistance	17.0	BS EN 14157 2004
	Intensive (Shopping Mall etc)	
Compressive strength	83 MPa LEV 63	BS EN 1926 2006
Slip resistance	Wet 80	BS EN 1341 2003
Flexural strength	7.1 MPa LEV 5.3	BS EN 12372 2006
Durability	Pass.	BS EN 12372 2006

04 White sandstone details



03 Composite aluminium windows



05 Example stone sill



08 Aluminium timber entrance door



06 Timber bin store



07 Brick metal front garden wall

Facade:

Main materials are brick and sandstone:

For Willes Road we propose Red Reclaimed Brick from www.reclaimedbricks.uk.com or similar approved.

Windowsills and frames will be sandstone from www.realstone.co.uk or similar approved as specified opposite.

Windows will be double glazed, composite aluminium from Katzbeck or similar approved.

Front garden:

The front garden wall is brick to match the facade with metal fencing on top. One side will be brick only to hide the bin store.

The bin store is timber as shown on the opposite image and in the location as indicated on plan.

Roof:

The roof will be a single ply membrane flat roof from Sarnafil or similar approved.

OUR EXPERIENCE



* designed by Frederic Paulus Akuffo and Steve Humphreys on behalf of WestonWilliamsonArchitects.

Autor was set up by Frederic Paulus Akuffo in 2008 as a boutique architectural practise to provide a specialist design service for residential and mixed use developments.

The office employs its own design system we called Building Information Structuring - BIS.

BIS is designed to increase scheme viability and lower construction cost.

Since its inception the office shows a successful track record of well considered schemes that are in average 14% more efficient than designed with a standard design approach.

Scheme quotes:

" My overall impression is of a high quality design that is a specific, well thought response to the numerous constraints of a very difficult site and succeeds in creating attractive buildings set within intimate spaces, that have a strong character and yet, fit well within the existing streetscape..."

Juliana Conde

Urban Design Officer
London Borough of Ealing
Committee Report: P/2010/2909

Scheme quotes:

I allow the appeal...The contemporary design is of a high quality that is a specific and well thought-out response to the site's constraints... The houses have been carefully designed for this site...the separate elements share a distinctive identity and have strong character, creating a sense of place, in accord with the design principles set out in: Better Places to Live.

Mary O'Rourke

Appeal Inspector
The Planning Inspectorate
Appeal Decision: APP/A5270/A/10/2141217