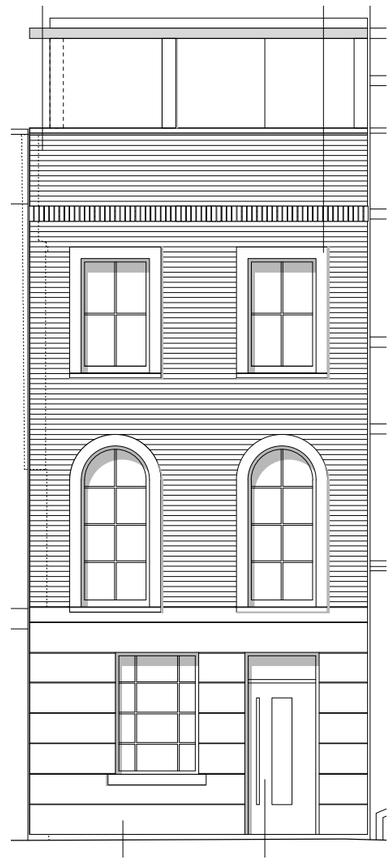
autor
architecture

DESIGN AND ACCESS STATEMENT 04

Rev. A

Kentish Town Sports Centre
Town Houses Grafton Road



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June 2012

01 Bird's eye view onto site looking North

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.

In May 2012 an application for a revised design on Grafton Road was granted. The revised application reduced the number of bedrooms form 4 to 3. This is due to the actual site width being 700mm narrower than shown on the 2008 application.

This application is proposing a roof extension to reclaim this one bed room to turn the proposed building back into a 4 bedroom house; as previously assumed by our client when buying the site form the council.

02 Street Map image with train stations shown blue.


01 Site - Grafton Road


02 Grafton Road facade

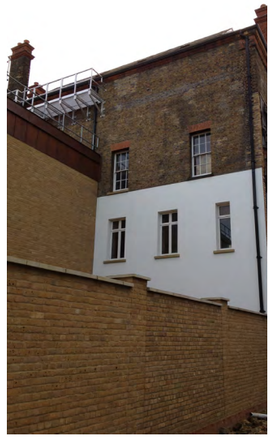

03 Kentish Town Sports Centre


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

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

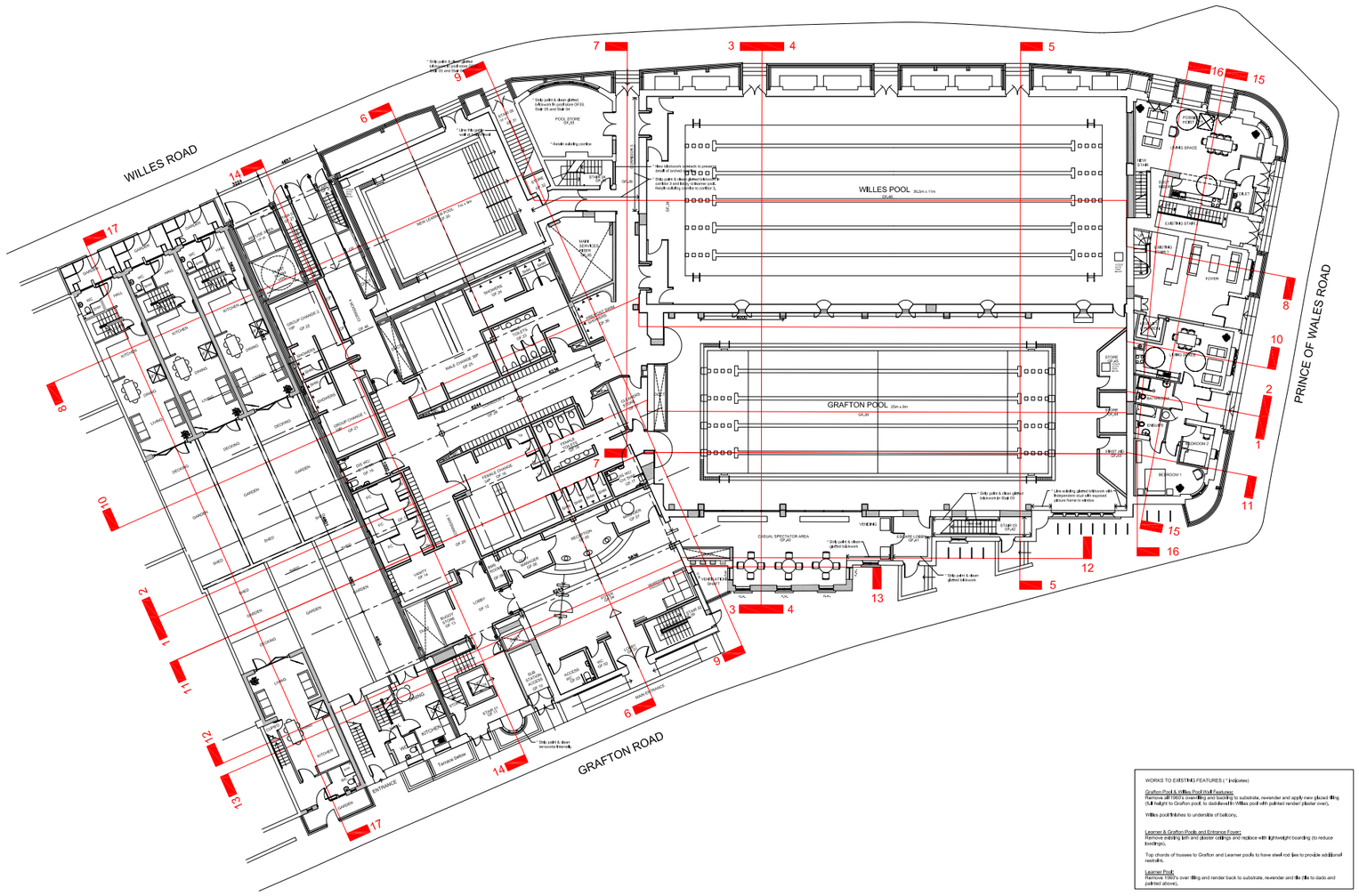

09 Rear Sports centre


10 Rear of site


11 Facade opposite

APPLICATION 2008/2362/P

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



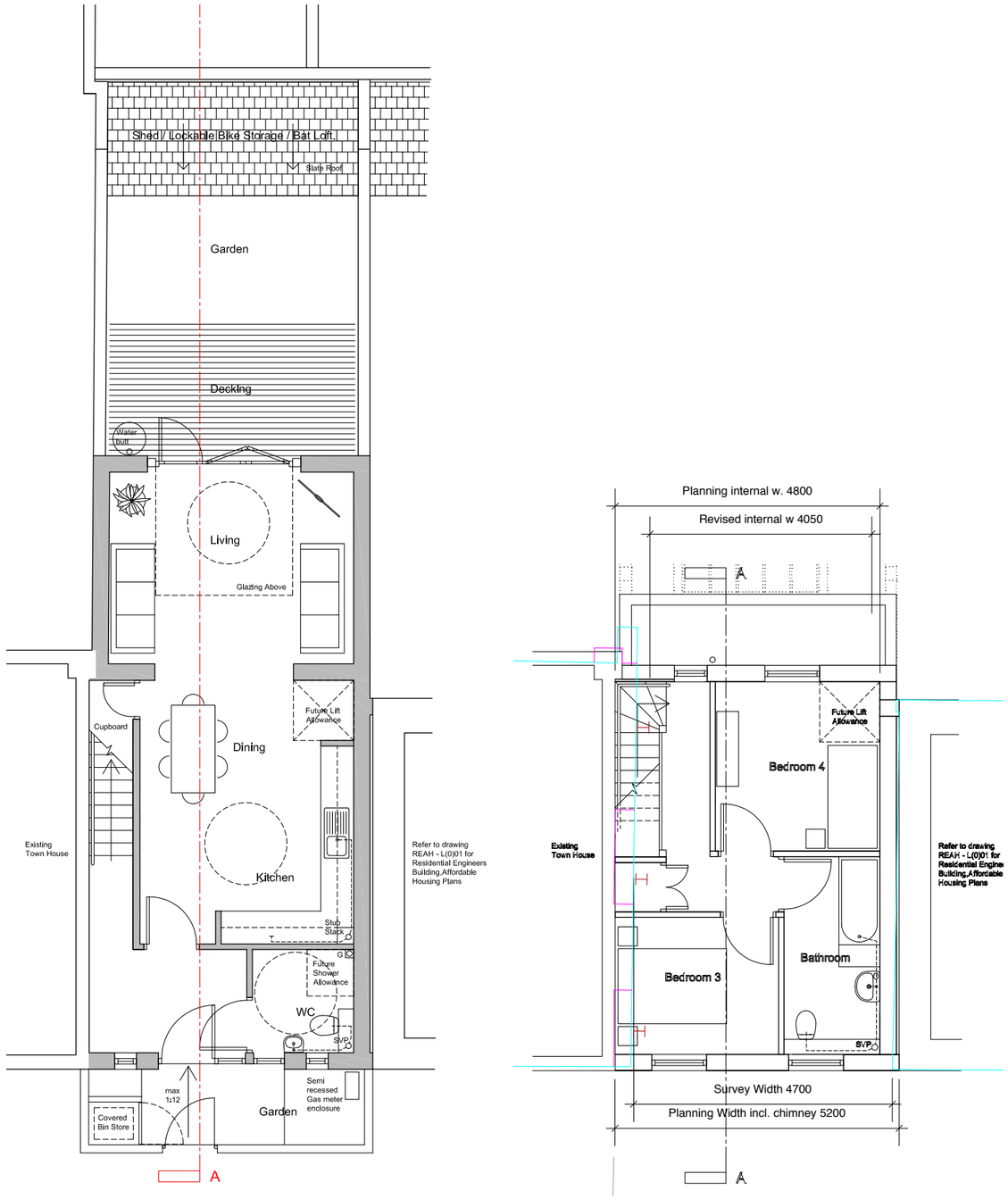
01 Approved general arrangement plan

APPLICATION 2008/2362/P

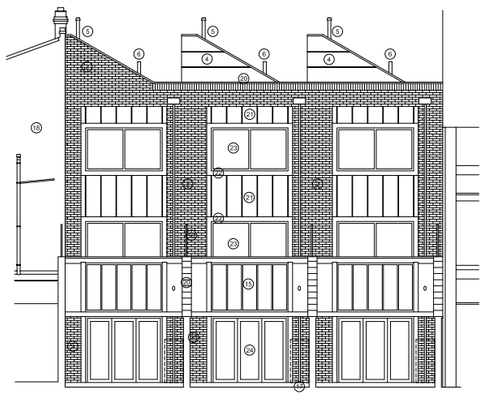
These drawings by Limbrick Ltd submitted with application 2008/2362/P shows the granted application for Grafton Road.

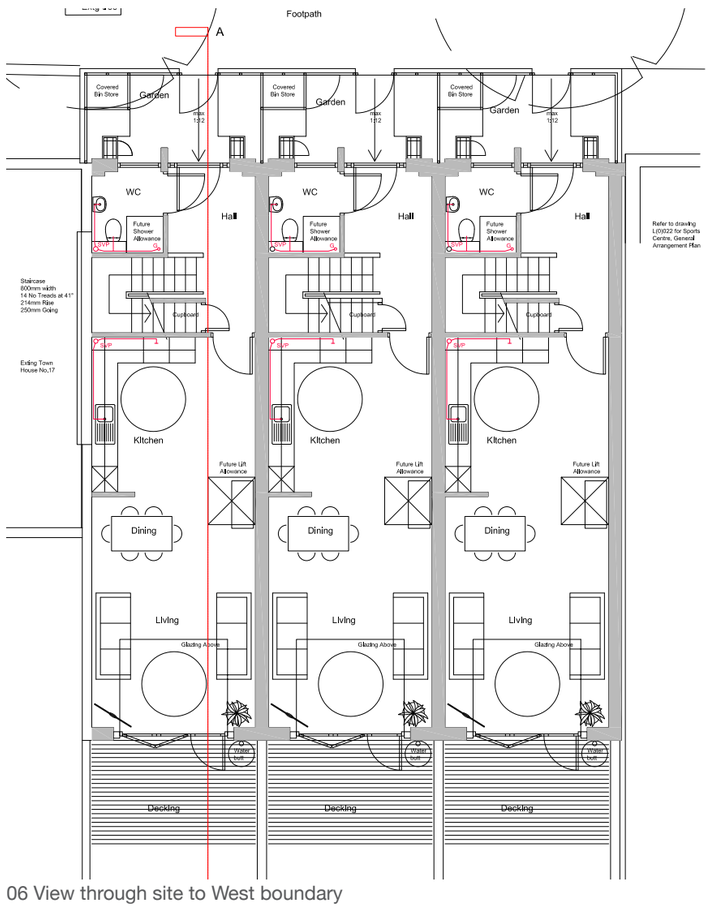
A recent site survey has shown that the current application drawings can not be implemented without reducing the proposed floor plan width by approximately of 450mm.

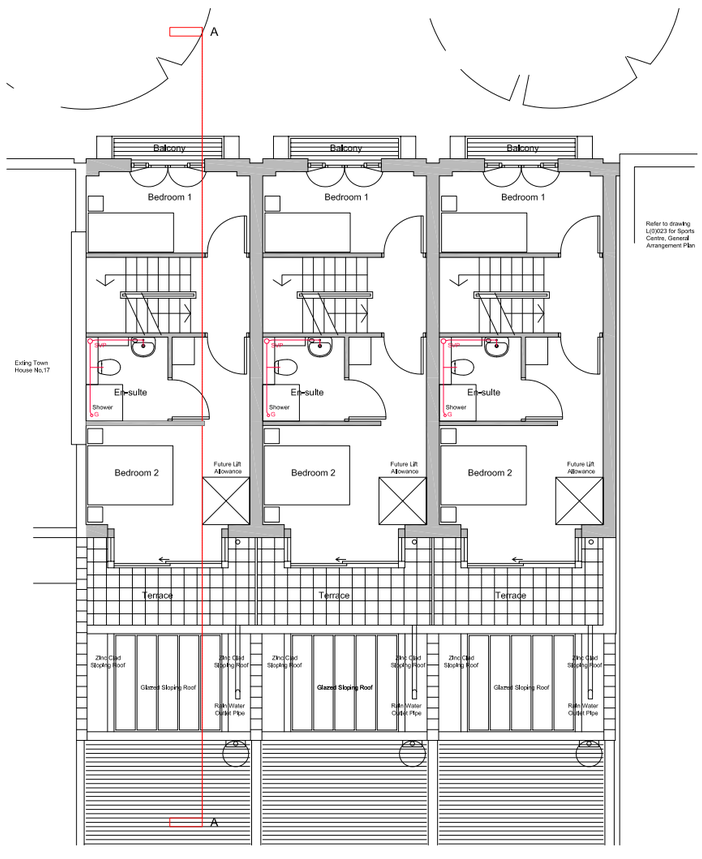
Since the room sizes and design are sub standard a change in layout of the building is required. For this reason a new application is submitted.



06 View through site to West boundary







06 View through site to West boundary

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.

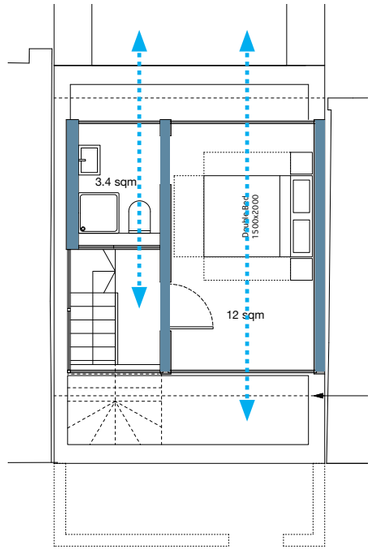
The Grafton Road site lies between two very different building typologies with different architectural styles.

This allows two principle design strategies: To be very different to both or to blend in with one of the two.

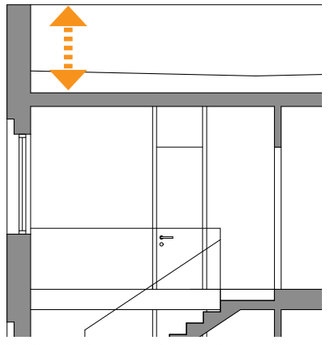
With this application we choose to blend in by continuing the facade style of the existing residential terrace.

The proposed materials are brick and sand stone.

01 Proposed elevation



02 Design principle based on 3 walls



03 Current parapet height of 1.3m

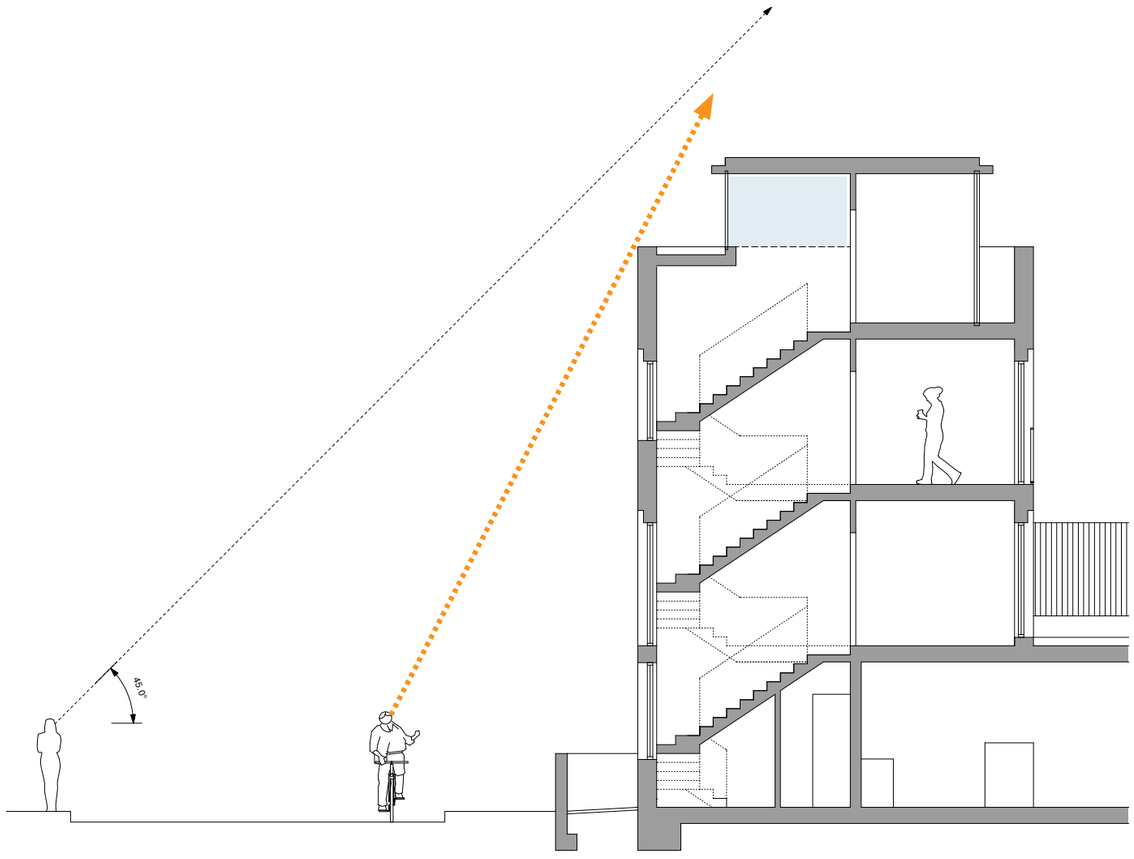
DESIGN RATIONALE

In May 2012 an application for a revised design on Grafton Road was granted. The revised application reduced the number of bedrooms from 4 to 3. This is due to the actual site width being 700mm narrower than shown on the 2008 application.

This application is proposing a roof extension to reclaim one bed room to turn the proposed building back into a 4 bedroom house; as previously assumed by our client when buying the site from the council.

The design rationale is to utilise the roof space behind the 1.3 metre high parapet of the granted planning application and the 17metre high neighbouring sports centre.

The design is based on three wall elements that span front to back with a roof plate on top. The roof lines through with the feature brick course of the sports centre. The areas between the walls are glazed. The stair case is hidden behind the parapet.



01 Section Study Grafton Road

02 Roof extension on opposite side of Grafton Road

03 Various existing additional floors in the immeadiate locale

DESIGN RATIONALE

The proposed section is arranged in such a way as to utilise the parapet zone to accommodate the third floor. This means that from the both sides of Grafton Road, as shown to the left, the continuous existing facade is kept whilst it allows a sufficent floor to ceiling height to the top floor.

Various existing roof constructions are shown to the left, including one directly opposite the site on Grafton Road.

The propose 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:

C1) COMMUNAL AND/OR SHARED PARKING
n.a as no on site parking is provided

C2) APPROACH TO DWELLING FROM PARKING
n.a as no on site parking is provided

C3) 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

C4) 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

C5) COMMUNAL STAIRS AND LIFTS

The principle access stair is BR Part M compliant with closed risers and handrails extending 300mm beyond the top and bottom.

The principle lift is BR Part M compliant with internal dimensions of 1100mm x 1400mm and a clear landing zone of 1500mm square.

C6) INTERNAL DOORWAYS AND HALLWAYS

Movement in hallways and through doorways are convenient to the widest range of people, including those using mobility aids or wheelchairs, and those moving furniture or other objects.

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

C7) CIRCULATION SPACE

There is space for turning a wheelchair in dining areas and living rooms and basic circulation space for wheelchair users elsewhere.

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.

C8) 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.

C9) POTENTIAL ENTRANCE LEVEL BED-SPACE

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

C10) Entrance level WC and shower drainage

All maisonette type units provide an entrance level accessible WC compartment, with potential for a shower to be installed.

C11) 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.

C12) STAIRS AND POTENTIAL THROUGH-FLOOR LIFT IN DWELLING

All maisonette type units dwellings provide the potential for a stair lift or 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.

C13) 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.

C14) 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.

C15) GLAZING AND WINDOW HANDLE HEIGHTS

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

C16) LOCATION OF SERVICE CONTROLS

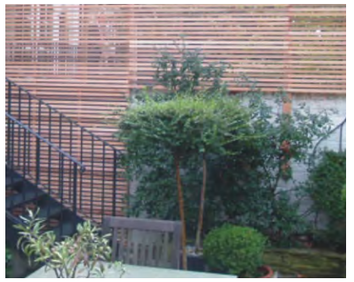
Service controls are within a height band of 450mm to1200mm from the floor and at least 300mm away from any internal room corner.

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.

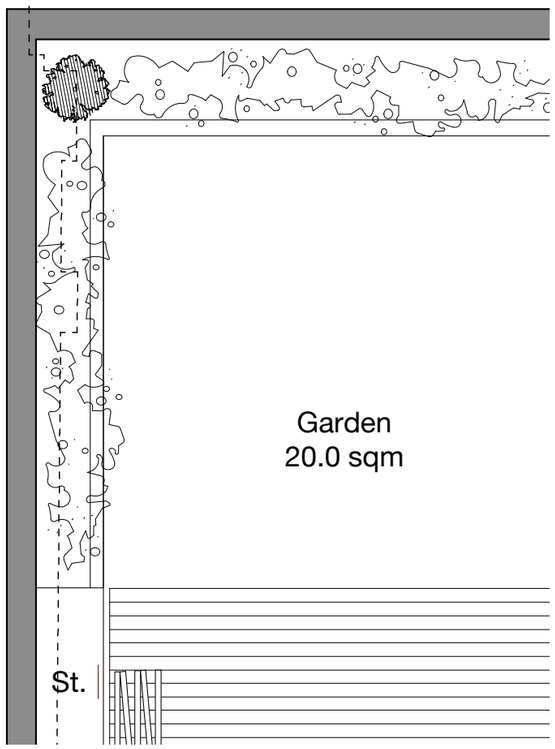
To provide an attractive green setting each garden will feature high quality hard landscape materials and ornamental planting in integral planters to create a green structure and increase the sense of privacy. Timber louvered panels will soften the brick wall boundary in the area of the existing sports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

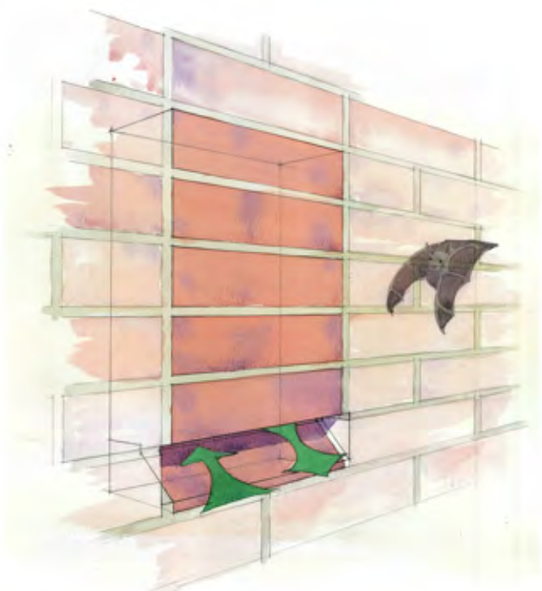
Opposite are precedent images of ornamental planting and landscape materials. Indicative species are:

Buxus sempervirens
Choisya ternate
Hebe spp
Juniperis
Ophiopogon nigrrescens
Phyllostachys nigra

06 Indicative sketch for boundary treatment



07 CAD symbology for boundary treatment



08 Bat boxes integrated into walls as indicated on drawings

HABITAT ENHANCEMENT

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

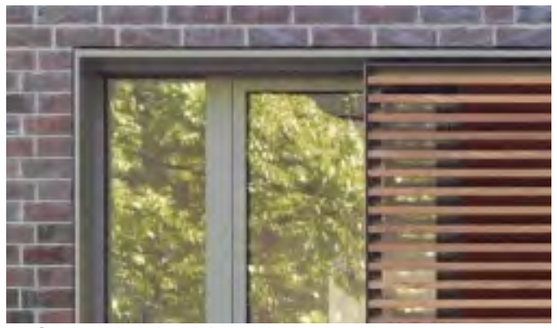
01 Plain Gault Reclaimed Brick

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 Intensive (Shopping Mall etc)	BS EN 14157 2004
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 Grafton Road we propose Plain Gault 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