

87 OAKSHOTT COURT, NW1 1ST

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DESIGN AND ACCESS STATEMENT

12.2.2010



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INTRODUCTION

This application involves minor alterations to 87 Oakshott Court to improve the quality of the accommodation and utilise the full potential of the property. The same application has also been submitted for 88 Oakshott Court as these two units are unique, making this proposal possible. In working up the designs for this application it seems apparent that the layout of these two flats was never fully resolved when originally conceived. The drawings and information in this Design & Access Statement will demonstrate the validity of the scheme.

THE SITE

Oakshott Court was designed by Hungarian Architect Peter Tabori while working for Camden Architects Department under Sidney Cook in the early 1970's. The buildings that were produced by the department during this time were renowned for their innovative approach to social housing. The stepped section is one of the distinctive characteristics of the work that was produced and can be seen in many of the estates around Camden.

Oakshott Court is a low rise four storey block which includes garages at ground level. The block is oriented to the South East allowing all of the flats to benefit from the sun at some point in the day through the generously proportioned sliding glazed doors to the balconies. There are 113 flats arranged in large 'L' shape occupying a whole urban block bounded by four streets. This layout conveniently lends itself to the blocks being perpendicular to each other creating a sense of enclosure. As early designs for the block show, one result of this geometry is how to tackle the area where the two legs of the 'L' meet. It is for this reason that the flats 87 & 88 are unique to the whole estate. Having studied the early designs for the block, previously known as the Polygon Estate, it is apparent that several uses and layouts were considered for the left over space created in this corner.

It is our conclusion that having studied the plan of these flats that relatively minor alterations will produce considerable improvements for the residents.

THE PROPOSALS

The proposal is to create a new window which matches the existing in both materials and proportion. By creating this opening more of a through breeze can be created which will greatly improve the air quality of the internal environment. Solar gain from the

large south facing window can be quite considerable and an opening at this end of the flat would help make a more comfortable dwelling with better air quality.

A window in this location would also allow for more natural light at this end of the flat which can be dark due to the design of the entrance.

The symmetry of the blocks will be maintained by the application for exactly the same window to Flat 88 – the 'mirror' of Flat 87. It is also crucial to note that these two flats have a completely individual plan and shape out of the 113 units and therefore there is no possibility of other units being able to accommodate such a proposal. Even the flats directly underneath do not have the same layout due to the stepped section. This is illustrated in the photographs and drawings that accompany this application. In carefully studying the design of this estate it is possible to conclude that the plan of these two flats was never fully resolved and this proposal sets out to do that.



The above photograph shows Flat 87 at the top floor. The 'chamfered' effect of the wall to the right hand side of the terrace means that the flat directly below is smaller and does not have the same layout therefore couldn't have the same window.

The internal arrangement has been slightly modified to create a more useful room where the window is proposed. The overall area of the flat is 55 sqm so the plan can quite easily accommodate the new layout.

The location of the window and the layout of the building means that the window is actually quite difficult to see. It is only partially visible from certain locations but mainly concealed by the balcony wall and parapet arrangement. The result is that the window has little or no impact on the existing views of the block and does not in any way interfere with neighbours. A site visit will reveal this.

A Structural Engineer has been consulted on the proposals. Any approved proposals will have written consent from Camden Building Control and a License to Alter from the Freeholder prior to any work being carried out.

Where practically possible the proposals will respect the DDA and Part M of the Building regulations.

CONCLUSION

This small scale and simple alteration will greatly improve the flat for the leaseholder and Freeholder Camden Council. As demonstrated it is a unique situation that benefits both parties while having no adverse effect on the existing building as it stands.