



THE COCK TAVERN, 23 PHOENIX ROAD, LONDON, NW1 1HB

DESIGN & ACCESS STATEMENT

SEPTEMBER 2014



1. Cock Tavern Phoenix Road

Content

i	Cover
ii	Introduction
1	Location
	Listed Building Details
2	Existing Building
5	Pre-Planning
7	Asset of the Community
8	Design Proposals
	Layouts
	Massing
9	Materials
	Amenity
	Transport
	Disabled Access Statement
	Refuse & Recycling
	Sustainability
	Conclusion
10	Appendix A: Lifetime Homes Assessment
11	Appendix B: Outline Scope of Works

Introduction

The Design & Access Statement was prepared by Mark Fairhurst Ltd on behalf of Flam-estrike Ltd for the refurbishment, conversion and extension of the existing three storey public house to create new public house facilities at ground and basement and eight new residential apartments at first, second and third floor.

The statement should be read in conjunction with the architectural drawings, planning report, heritage statement, sustainability and energy report, BREEAM pre-assessment, sunlight and daylighting survey and basement impact assessment. A scope of works has been detailed in Appendix A of this report and a Life Time Homes assessment has been made in Appendix B.

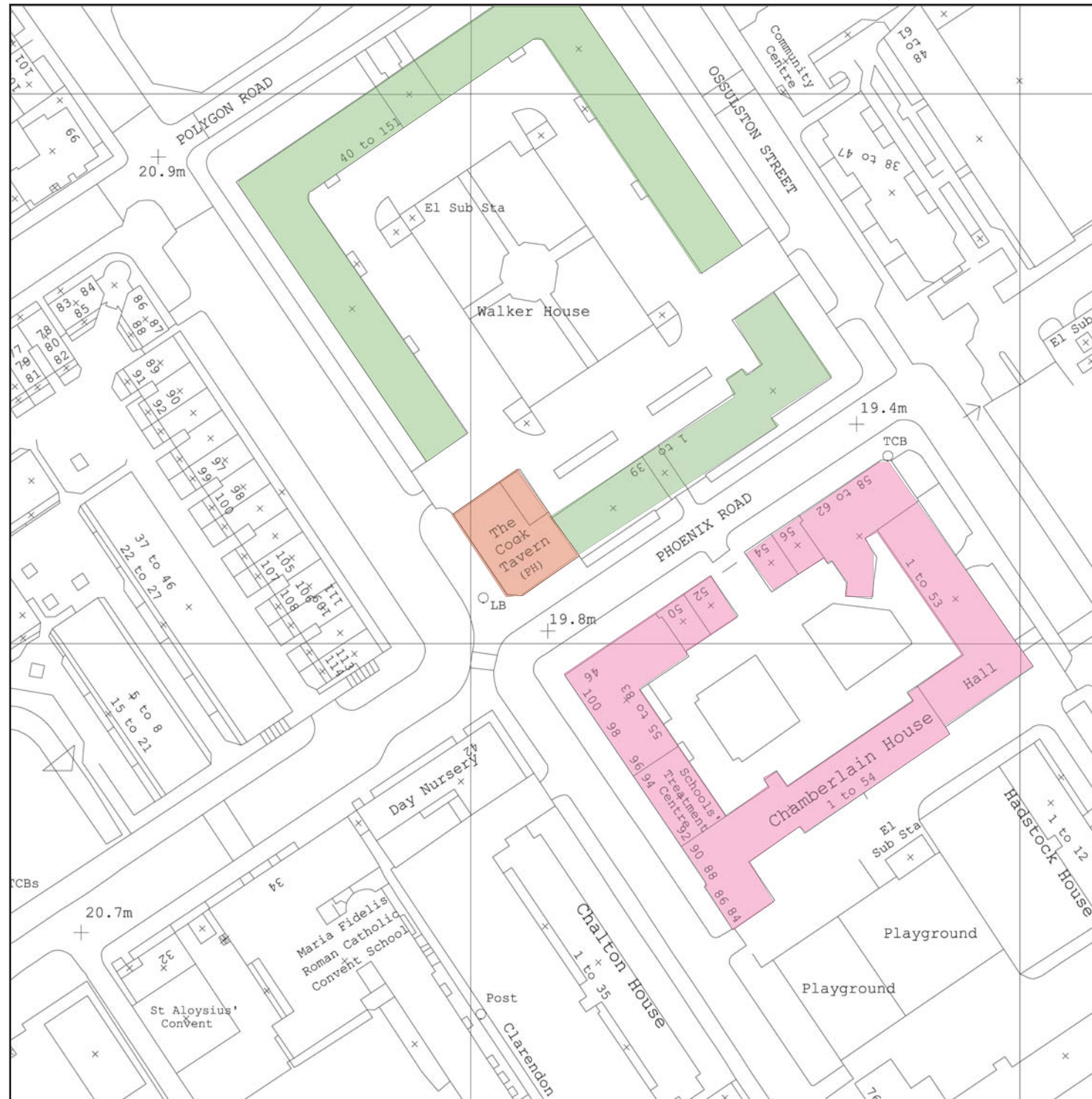
The report explains the process and consultation carried out in developing the design for the refurbishment and extension of the Grade II listed property. We demonstrate the suitability of the proposals relative to the heritage structure and asset of the community. This planning application will ensure that the future of this important building is secured and the building fabric retained enhanced and by this high quality development proposal.

THE COCK TAVERN, 23 PHOENIX ROAD, LONDON, NW1 1HB

DESIGN & ACCESS STATEMENT

INTRODUCTION

SEPTEMBER 2014



SITE PLAN
SCALE 1:1000



The Cock Tavern, Grade: II Reference No: 798-1-131384
Date of listing: Dec 13 1996



Walker House, Grade: II Reference No: 798-1-131384
Date of listing: Dec 13 1996



Chamberlain House, Grade: II Reference No: 798-1-131289
Date of listing: Dec 13 1996

Location

The site is located North East of Euston railway station toward St. Pancras Station. The building forms part of a 1930's LCC social housing development fronting Phoenix Road. The building and Walker House were Grade II group listed in 1996 along with Chamberlain House opposite and Levita House Ossulston Street.

Access to the building is restricted to the commercial entrance on the corner of Phoenix Road and Chalton Street, with an entrance to the floors above further up Chalton Street adjacent to the vehicular access to the courtyard behind.

Listed Building Details

The building is listed as follows: -

'Location: (North side) Walker House southern block including The Cock Tavern Public House. Street: Phoenix Road. Grade: II
Reference No: 798-1-13139, Date of listing: Dec 13 1996

Description

Block of council flats and attached public house forming part of the Ossulston Estate. 1929-30. To designs of the LCC Architects' Department under G Topham Forrest. Load-bearing brickwork rendered with coloured roughcast, ground floor channelled to appear as stone; reinforced concrete balconies. Hipped plain tiled roofs with dormers and tall chimney-stacks.

EXTERIOR: flats: 5 storey's, attics and basement. Long range of flats with central round-arched entrance with voussoirs and keystone. Slightly recessed sashes with exposed boxing. Parapet. Public house: 3 storey and cellars. 4 windows and 6-window return to Charlton Street. Similar style. Public house frontage of transom and mullion windows with plate glass between pillars; main entrance on chamfered ground floor angle.

INTERIORS: not inspected. This complex forms a group with Chamberlain House, Phoenix Road (qv) and Levita House, Ossulston Street including the Somers Town Coffee House (qv).

Historical Note: despite policy to house as many Londoners as possible on outlying cottage estates pressure of waiting lists and urgency of slum clearance forced Cecil Levita, Chairman of the LCC Housing Committee to review the situation. The Ossulston Estate is the most important inner-city estate of the inter-war period, representing the most considered attempt by the LCC to inject new thinking into inner-city housing estates. It was influenced in particular by Viennese housing models and was innovative in terms of layout and elevation.'

A historical report on the listed building has been prepared to accompany the application by 178a Planning Consultants which describes the historical importance of the building and context and assesses the proposed development impact on the heritage asset relative to current local and national planning legislation.

THE COCK TAVERN, 23 PHOENIX ROAD, LONDON, NW1 1HB

DESIGN & ACCESS STATEMENT

LOCATION, SITE PLAN & HERITAGE LISTING

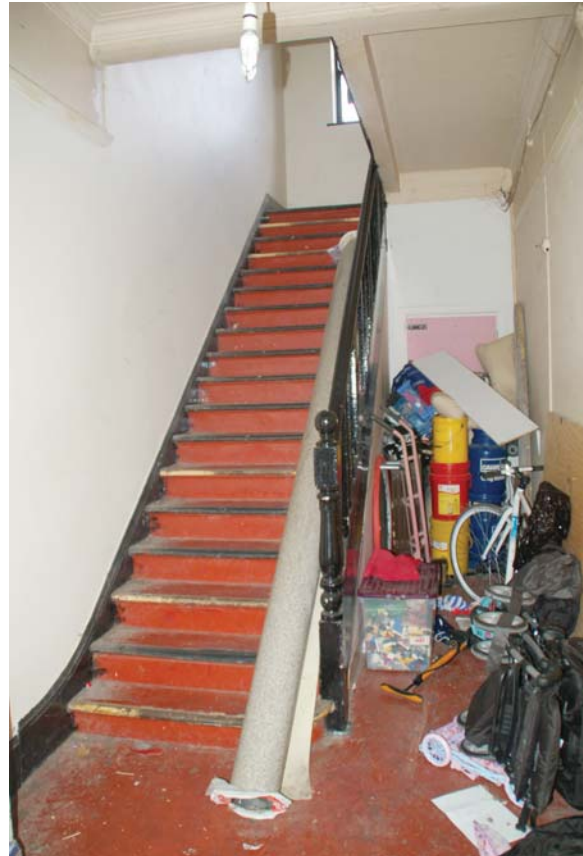
SEPTEMBER 2014



1. Front lounge bar



2. Rear lounge bar



3. Private staircase

Existing Building

The building appears to retain a similar layout to the original public house with a cellar at basement level accessed via a trap door from the bar along with an accommodation stair for the North West.

The basement is formed under the main building above facing Charlton Street setting back from the neighbouring building on Phoenix Road. Large brick piers project into the space supporting the set-back facades on the two frontage elevations above, retaining walls following the shop front façade. A simple down stand steel grid structure supports an insitu concrete slab to the ground floor with circular steel columns creating an open storage area. A cold room located to the centre of the plan houses the beer barrels constructed from common blockwork appears to be a later addition. The existing ceiling height is 2 metres below the down stand beams making it too shallow for public use.

The ground floor is divided into two lounge areas linked via a central bar. The open plan areas are formed by down stand beams supporting the walls and floor above supported on hexagonal steel columns with larger piers to the windows. The ceilings are coffered to the steel beams with coving maximising the ceiling heights. The male and female toilets are located in a single storey to the rear with small walled terrace and light well providing natural daylight. The lounges have their own lobbied entrances one on the corner and one to Charlton Street, each lounge has direct access to the toilets and their own original fire places to the flank walls. The accommodation at the upper levels is accessed from a separate door and hall leading to the staircase and rear terrace. A barrel drop is located to the Phoenix Road elevation with set-back used as unofficial parking area.



4. Cellar barrel drop

THE COCK TAVERN, 23 PHOENIX ROAD, LONDON, NW1 1HB

DESIGN & ACCESS STATEMENT

EXISTING BUILDING

SEPTEMBER 2014



1. First floor function room



2. First floor WC



3. First floor bedroom



4. Second floor kitchen

At first floor a function room is accessed via a stair direct from the front lounge. The room spans the full width of the building with small bar and access to toilets via a link corridor connecting with the accommodation staircase. There are three other rooms used as bedsits which also share the communal toilets and shower room.

The second floor is more cellular with partitions dividing the original room layout creating a number of bedsits and bedrooms access of a central corridor. Communal bathrooms are located above the WC's below. A kitchen is located to the front of the building adjacent to the party wall with Walker House. A dumb waiter linking the kitchen to the function room and bar below.

The existing loft is accessed via a hatch and loft ladder in the corridor. The loft has a generous pitched roof form with roof access via a hatch leading to the external parapet and gutter for maintenance.

A continuous glazed projecting bay at ground level wraps around the two main elevations and are divided by two and three bays to Phoenix Road and Charlton Street respectively. The glazing expressed with a continuous fixed fanlight with obtrusive electric ventilation fans above fixed glazed panels. The rear lounge is accessed via a pair of double glazed doors, the front lounge via the pair of double glazed doors to the corner. There is a further pair double doors and a single door located to the bays facing Phoenix Road however these are no longer serviced.



1. View from Charlton Street looking South East



2. View from courtyard looking West



3. South West/ Charlton Street Elevation

The stuccoed piers to the frontage have faint banded rustications which appear to have been obscured by layers of paintwork. The piers are surmounted by simple stepped capitals supporting a heavy fascia along both main facades surrounded by miniscule beading. Signage boards for the pub are attached to the three facets of the fascia along with spot lighting, additional signage has been fixed to some of the piers lower down. The fascia is surmounted by a concrete coping creating a parapet to the bay window.

The two main facades are punctured by regular sash windows with expressed boxes set within a rough cast rendered masonry. There is projecting signage to both elevations and a curved signboard positioned to the corner. The fenestration to Charlton Street is equally divided into six windows at first and second floor, to Phoenix Road two pairs of two sash windows are centrally justified. Painted steel down pipes with hoppers are located to the ends of the facades.

The flank elevation is plain without windows, the chimney projecting at second floor level projecting high above the parapet line and stone coping. The rear elevation contains smaller windows more randomly spaced lighting the bathrooms, WC's, function room and kitchen behind. The rainwater pipes soil stacks and drainage are more randomly placed with plastic pipes as well as painted steel used.

The pitched roof consist of a terracotta interlocking tile with a wave profile. The roof is hipped to the flank wall and abuts the larger party wall to Walker House. Chimney stacks are located at both ends of the building and centrally to the bedrooms, the stacks are surmounted with distinct glazed terracotta chimney pots.

The building as a whole is shabby and tired, the bar and ancillary accomodation has deteriorated over time and would be considered unsuitable for commercial reletting in it's current state. The remote location of the kitchen is impractical and the bedsit accomodation require regularisation as no formal permissions and licences for the residential use have been granted. The external condition of the building requires attention to protect the original sash windows which are in urgent need of repair. The ground floor bar frontage has been adapted and added to over time with additional signage ventilation and decoration and is in need restoration to complement the understated simpler appearance of the building and it immediate neighbour Walker House.

THE COCK TAVERN, 23 PHOENIX ROAD, LONDON, NW1 1HB

DESIGN & ACCESS STATEMENT

EXISTING BUILDING

SEPTEMBER 2014



1. New Horizon Youth Centre Charlton Street

Pre-Planning

A preplanning scheme Ref: CA\2011\ENQ\04130 was submitted on 22/07/2011 for the change of use of upper floors from ancillary accommodation to public house and function room to 7 residential flats comprising 4 x 2 bedroom units, 2 x 1 bedroom units and 1 x 3 bedroom units. The following written comments on the proposals were issued outlined as follows: -

Principal of Development: The retention of the public house and the removal of the community and ancillary rooms would be resisted without a suitable alternative provision being made elsewhere or if the premise were no longer economically viable.

Affordable Housing: If the development was to propose more than 10 units or involve the creation of 1000sqm or more a contribution to affordable housing would be required.

Mix of Units: In accordance with DP5 (Homes of different sizes) a sufficient mix of units should be provided. It is considered that as market housing is proposed a mix of 2 bedroom units, the highest priority and a number of larger 3 bedroom units would provide a sufficient mix.

Standard of Accommodation: The residential standards of accommodation should comply with Camden Planning Guidance 2 – Housing 2011. All units should have access to sufficient daylight/sunlight, ventilation and outlook. The floor space all the 2 bedroom flats (2 double bedrooms – 4 person units) would be below the minimum as set out in the CPG 2011. It is considered that these units should be revised to be a 3 person unit (1 double (11sqm) and 1 single bedroom (6.5sqm)). Double or first bedrooms should measure a minimum of 11sqm and 6.5sqm for single bedrooms. The headroom room of the third floor should be addressed. All habitable rooms should have minimum headroom of 2.3m.

Please ensure that sufficient refuse storage space is provided for the new units.

Any application should be submitted with a Lifetime Homes assessment.

Design

The layout and placement of rooms within the building should be carefully considered at an early stage in the design process to limit the impact of external noise on bedrooms and living rooms. The impact of noise should also be considered in the placement of private external spaces. Detailed guidance is provided in the 'Noise and vibration' section of CPG6 Amenity.

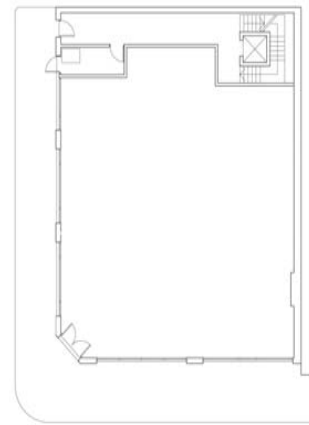
The existing pub is one of a group of two storey 'lodges' located at the entrance of Chamberlain House and Levita house housing development, all of which has distinct characteristics unique to the lodges. The rear (inside the courtyard) elevations are not consistent and many have been extended and altered in the past. Mostly recently in the New Horizon Youth Centre by Adam Khan which was awarded a RIBA prize in 2010. In this regard it is considered that there is potential to extend the rear of the Cock Tavern in a way which respects and responds to the characteristics of the lodges.

THE COCK TAVERN, 23 PHOENIX ROAD, LONDON, NW1 1HB

DESIGN & ACCESS STATEMENT

PRE-PLANNING

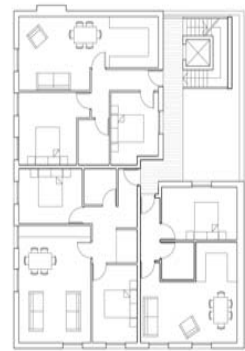
SEPTEMBER 2014



Ground Floor Plan



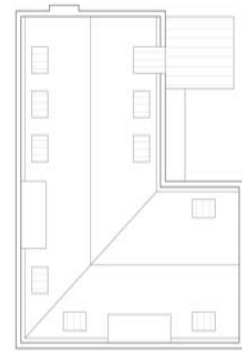
First Floor Plan



Second Floor Plan

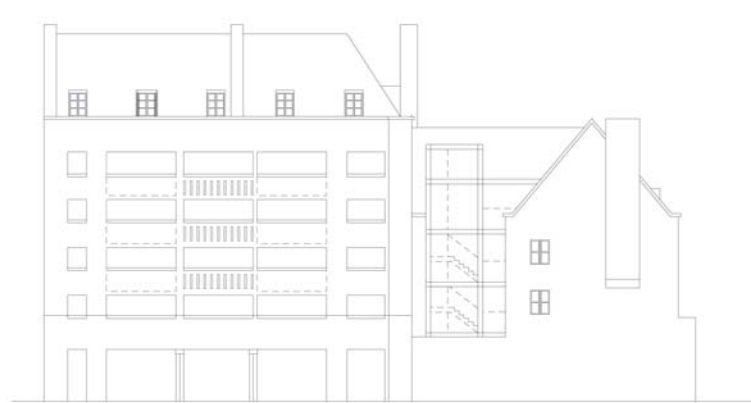


Third Floor Plan



Roof Plan

Pre-Planning Proposed Plans (July 2011)



Pre-Planning Proposed North West Elevation (July 2011)



Pre-Planning Proposed North East Elevation (July 2011)

A consistent element of the lodges is the hipped roofs and therefore it is considered that the proposal alterations to the change the roof form to create a gable should be omitted from any future proposal.

It is considered that the installation of new dormer window within the roof slope is unlikely to be contentious. The roof form to the street facing elevation is considered to form an important part of the character of the listed building and should be respected. It is therefore considered that inset balconies would only be suitable to the rear.

The existing ground floor shop front is of poor quality and it is considered that any proposal to refurbish the building should include the suitable replacement. Further details can be found on shop front replacements within Camden Planning Guidance 1 – Design 2011 (available online at www.camden.gov.uk).

Officers were unable to access the building and are therefore no comments can be provided on the acceptability of any works to this area. However Council guidance dictates that circulation space should be accommodated within the envelope to avoid unnecessary service cores attached to the exterior. It is considered that further advice should be sought once internal access is available.

Amenity of neighbouring occupiers: Given the close proximity of the neighbouring residential properties the impact of any extensions and terraces on the levels of sunlight/daylight, outlook and privacy of these occupiers should be addressed.

Sustainability: An Eco-Homes assessment is required which should meet a minimum 'Very Good' score with the usual scores in the sub-categories (minimum 60% in Energy and Water, minimum 40% in materials).

Camden's guidance specifies that all developments are expected to reduce their carbon dioxide emission by following the steps in the energy hierarchy to reduce energy consumption. This includes step 1. Be Lean (use less energy), step 2. Be clean (supply energy efficiently) and step 3. Be green (use renewable energy). It would useful to submit a sustainability report or energy statement to demonstrate how carbon emissions would be reduced. The report should assess the use of energy efficient design techniques, natural systems, thermal performance, mechanical systems and other energy efficient technologies in the development. Please refer to CPG3 for further information.

S106 obligations: Open space contribution estimated at £340 per person/ £38 sq/m. Educational contribution estimated at: -

- 2 bed = £2347 x 4
- 3 bed = £6474

Depending on the number of units provided there may be also be a financial community contribution.

Transport

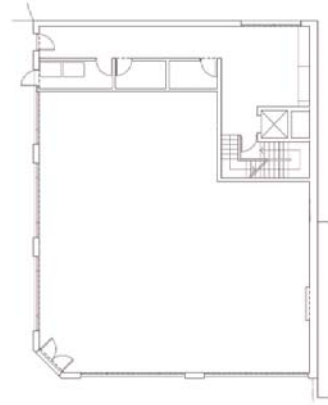
All the residential units should be designated as car free this would be secured via a S160 Legal Agreement. Cycle stands designed in accordance with Camden Planning Guidance

THE COCK TAVERN, 23 PHOENIX ROAD, LONDON, NW1 1HB

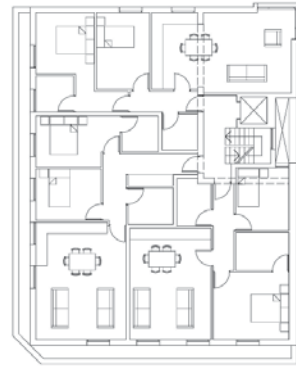
DESIGN & ACCESS STATEMENT

PRE-PLANNING

SEPTEMBER 2014



Ground Floor Plan



First Floor Plan



Second Floor Plan

Pre-Planning Proposed Plans (Nov 2011)



Pre-Planning Proposed North West Elevation (Nov 2011)



Pre-Planning Proposed North East Elevation (Nov 2011)

2011 would need to be provided for the new residential units. In order to tie the development into the surrounding urban environment, a S106 for highways works may be required to repave the footway.

Pre-Planning Follow-up

In response to the officer's comment on the pre-application scheme amended drawings were submitted on 4th November 2011. A contemporary extension utilising the whole of the light well to the rear at first and second floors was proposed with the original hipped roof and balconies to the frontage at third floor omitted. An e-mailed response was received from Elizabeth Beaumont on 7th December 2011 highlighting the following points:

- It was considered that the revisions address a number of concerns with the previous design. Section drawings through the façade and fenestration and examples of the proposed materials should ideally be submitted upfront with the application.
- Research into the shop front alterations should be carried out.
- A family size unit should be incorporated to comply with DP5.
- The unit sizes and bedroom sizes would need to comply with residential standards set out in CPG 2011. Furthermore the internal height of the third floor units would need to comply with the minimum standards within CPG 2011.
- The comments in the previous pre-application letter are still valid. It does not appear from the revised drawings that cycle storage has yet been included into the design of the development.
- The proposed terrace/windows on the corner elevation should not result in any detrimental levels of overlooking or loss of privacy to any neighbouring occupiers. There is a window from the two bed unit at third floor level that would look out on to the communal terrace which is likely to lead to concerns with noise/overlooking for any further potential occupiers. This issue should be addressed.
- It would be advisable to notify neighbouring residents of the proposed development and allow them chance to comment on the scheme.
- Officers were unable to access the building and are therefore no comments can be provided on the acceptability of any works to this area.

Asset of the Community

On 5th February the Cock Tavern was successfully nominated as an Asset of Community value under the Localism Act 2012. This has reinforced the importance of the community function of the public house and led to discussions with the nominators outlined in the planning report.

THE COCK TAVERN, 23 PHOENIX ROAD, LONDON, NW1 1HB

DESIGN & ACCESS STATEMENT

PRE-PLANNING

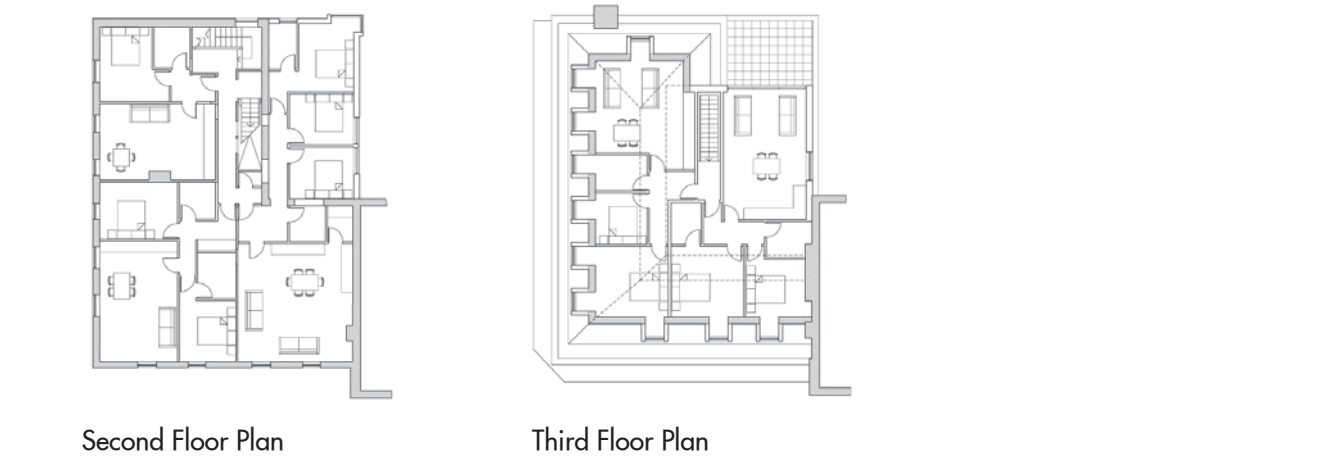
SEPTEMBER 2014



Basement Plan

Ground Floor Plan

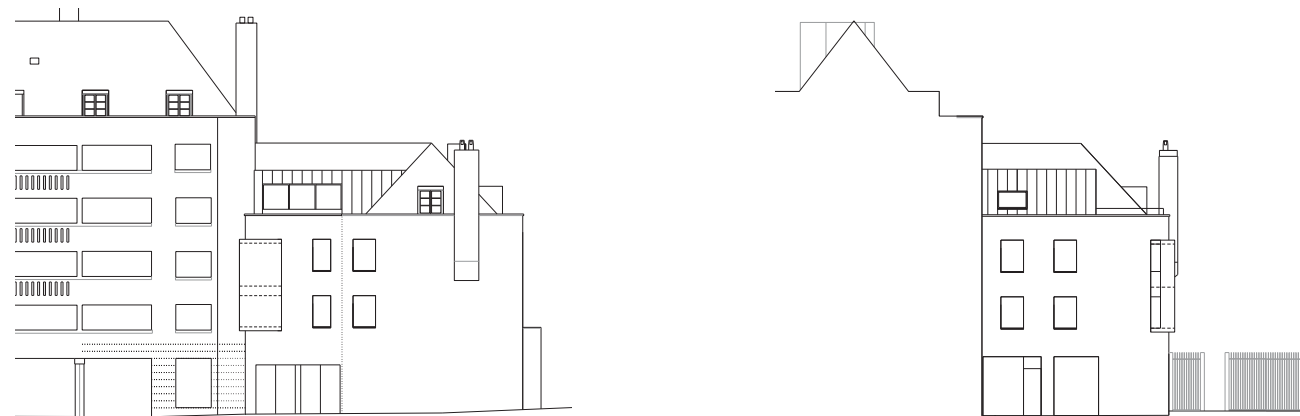
First Floor Plan



Second Floor Plan

Third Floor Plan

Proposed Plans (Sept 2014)



Proposed North West Elevation

Proposed North East Elevation

Design Proposal

Layouts

The principal of the design proposal is to maintain the existing function and appearance of the public house thereby protecting the community asset and develop the upper floors and light well to the rear.

To protect the use of the existing first floor function room and second floor kitchen it is proposed to excavate and extend the existing basement providing ample accommodation for both functions as well as providing provision for the toilets and storage.

The lounge and bar layouts at ground floor are maintained. The original terrace and toilet area is replaced with a dedicated refuse/ recycling and cycle store.

The entrance on Charlton Street is proposed for residential use. The existing original staircase is retained providing access to the apartments above. It is proposed to remove the stair to the first floor function room and create a lift and stair within the new extension to provide suitable disabled access to the basement area.

The existing façades are retained along with internal partitions where possible. A new communal corridor is positioned in place of the existing toilets adjacent to the rear wall.

One and two bed flats are positioned with a single aspect on to Charlton Street and Phoenix Road, a larger 3-bed family unit with dual aspect utilises the extension to the rear. The second floor repeats this layout however a new stair is located to the centre of the plan and a void cut below to allow natural daylight from above over the circulation area. New windows are proposed to light the corridor and stair from the flank wall elevation.

The existing pitched roof is converted into two bedroom flats with smaller dormer windows facing Charlton Street and Phoenix Road and a larger dormer set back from a roof terrace for one of the flats.

Massing

The dormer windows have followed the design of the existing dormer windows to Walker House. The massing is unobtrusive and maintains the dominant line of the existing pitched roof and chimney stacks.

The extension to the rear follows the existing second floor parapet from the existing building, the set back at roof level allows a dormer window to house the living area opening out onto a new terrace overlooking the communal garden to Walker House. The flank wall at roof level is set back respecting the neighbouring property and adjacent windows. A projecting corner bay window to the rear bedrooms at first and second floor respond to the orientation of the courtyard garden providing views across the space and creates a focal point to the new extension when viewed from the courtyard. Simple punched windows to the new rendered wall echo the the existing openings to the rear of Walker House.

THE COCK TAVERN, 23 PHOENIX ROAD, LONDON, NW1 1HB

DESIGN & ACCESS STATEMENT

DESIGN PROPOSALS LAYOUT & MASSING

SEPTEMBER 2014

Materials

It is proposed to renovate the ground floor area and reinstate the banded rustication of the piers. The roughcast render finish will be cleaned, repaired where blown and repainted. The ground floor shop front has been researched and appears to date from the original building (refer to the Heritage Statement). It is proposed to remove the beading around the fascia replacing the signage. The hanging signage at high level and the signage attached to the ground floor piers will be removed and walls made good and repainted. The surface wiring will be relocated and spotlighting replaced. The paintwork to the shop front window frames will be stripped, repaired and repainted.

The existing sash windows at first and second floor level will be refurbished and re-painted. The new dormer windows will be clad in zinc and have painted timber casement windows to match the neighbouring dormer windows.

The rear extension is finished with render which will co-ordinate with the roughcast render. The new windows will have recessed frames and be set into rendered wall giving a minimal appearance reminiscent of the existing openings to the deck access to rear of adjacent apartments. The sliding doors will be metal painted with a structural glass balustrade to the terrace. The set-back dormer to the terrace will be clad in patinated zinc cladding complementing the other dormer windows. A skylight is proposed to the communal stair case will provide natural daylight to the circulation below.

Amenity

The existing amenity of the residents' flats to Walker House has been assessed and demonstrated not to be adversely affected by the proposed extension in the Daylight and Sunlight Report.



1. Proposed view from Phoenix Road/ Charlton Street

The terrace at roof level is orientated towards the open courtyard with generous proportions of 50 x 73 metres preventing any adverse overlooking.

Transport

Cycle storage is proposed for the new residential accommodation accessed from the residential entrance.

Disabled Access Statement

Access to the residential flats is maintained via a stepped threshold from the pavement on Charlton Street. Internal access to residential levels is via the existing stair core which forms part of the original building fabric and therefore protected by the listing of the building. The new corridors and internal flat layout will comply with Part M of the Building Regulations requirements.

Access to the public bar is maintained via a stepped threshold on the corner. The new community room is accessed via a disabled access platform lift and new stair which will comply with Part M of the Building Regulations.

Refuse & Recycling

A refuse and recycling area is proposed at ground floor level accessed from the rear.

Sustainability

The proposals have been assessed relative to BREEAM Domestic Refurbishment Pre-Assessment achieving an excellent rating. Refer to the report carried out by NRG Consulting.

A Sustainability Design and Construction Statement has been prepared by NRG Consulting to accompany the application

Conclusion

The proposed conversion and refurbishment of the Cock Tavern, Phoenix Road into eight residential apartments successfully extends the existing building at basement and roof level, retaining and upgrading the community function of the original building whilst renovating the existing public house and external fabric. The conversion of the upper floors provides high quality residential accommodation retaining important historical fabric of the grade II listed building. Dialogue with the council and local residents has led to the careful development of the design ensuring the proposal enhances and protects the heritage asset. It is therefore respectfully requested the application is recommended for approval.

THE COCK TAVERN, 23 PHOENIX ROAD, LONDON, NW1 1HB

DESIGN & ACCESS STATEMENT

DESIGN PROPOSALS MATERIALS, AMENITY, CONCLUSION

SEPTEMBER 2014

Appendix A
Life Time Homes 16 Criteria Assessment

The renovation and creation of a 2 No. one-bedroom, 2 No. 2-bedroom apartments and 2No. 3-bedroom at the Cock Tavern, Phoenix Road provides additional accommodation within the constraints of an existing grade II listed building. The Life Time Homes 16 Criteria have been assessed for the new apartments relative to the existing site constraints and proposed new accommodation.

Criterion 1 – Parking (width or widening capability)

Principle: Provide, or enable by cost effective adaptation, parking that makes getting into and out of the vehicle as convenient as possible for the widest range of people (including those with reduced mobility and/or those with children).

Comment: No parking provided.

Criterion 2 – Approach to dwelling from parking (distance, gradients and widths)

Principle: Enable convenient movement between the vehicle and dwelling for the widest range of people, including those with reduced mobility and/or those carrying children or shopping.

Comment: The existing thresholds are retained due to the context of the grade II.

Criterion 3 – Approach to all entrances

Principle: Enable, as far as practicable, convenient movement along other approach routes to dwellings (in addition to the principal approach from a vehicle required by Criterion 2) for the widest range of people.

Comment: Due to the constraints of the listed building it is proposed to utilise the existing accommodation stair to all apartments.

Criterion 4 – Entrances

Principle: Enable ease of use of all entrances for the widest range of people.

Comment: Level thresholds and illumination is provided at all apartment entrances.

Criterion 5 – Communal stairs and lifts

Principle: Enable access to dwellings above the entrance level to as many people as possible.

Comment: Due to the constraints of the listed building it is not possible to provide a lift a communal stair case is provided at all levels.

Criterion 6 – Internal doorways and hallways

Principle: Enable convenient movement in hallways and through doorways.

Comment: Internal doorways will comply with Life Time Homes Requirements. The internal corridor within the apartments are typically 1200mm as recommended, there are instances due to the existing listed building where corridor width are less however it is envisaged these will be maintained to a minimum 1050mm pinch point width.

Criterion 7 – Circulation Space

Principle: Enable convenient movement in rooms for as many people as possible.

Comment: Adequate circulation space has been provided to all apartments.

Criterion 8 – Entrance level living space

Principle: Provide accessible socialising space for visitors less able to use stairs.

Comment: All apartments are accessed via the communal stairs.

Criterion 9 – Potential for entrance level bed-space

Principle: Provide space for a member of the household to sleep on the entrance level if they are

temporarily unable to use stairs (e.g. after a hip operation).

Comment: Due to the nature of the listed building the public house occupies the ground floor. The apartments all have bedrooms on the apartment entrance level.

Criterion 10 – Entrance level WC and shower drainage

Principle: Provide an accessible WC and potential showering facilities for: any member of the household using the temporary entrance level bed space of Criterion 9, and: visitors unable to use stairs.

Comment: The apartments all have WC's and shower facilities on the apartment entrance level.

Criterion 11 - WC and bathroom walls

Principle: Ensure future provision of grab rails is possible, to assist with independent use of WC and bathroom facilities.

Comment: It will be possible to install grab rails to all bathroom facilities.

Criterion 12 – Stairs and potential through-floor lift in dwellings

Principle: Enable access to storeys above the entrance level for the widest range of households.

Comment: All apartments are located on single levels.

Criterion 13 – Potential for fitting of hoists and bedroom / bathroom relationship

Principle: Assist with independent living by enabling convenient movement between bedroom and bathroom facilities for a wide range of people.

Comment: Bedrooms and bathrooms are positioned adjacent to each other with the potential for fitting hoists.

Criterion 14 – Bathrooms

Principle: Provide an accessible bathroom that has ease of access to its facilities from the outset and potential for simple adaptation to provide for different needs in the future.

Comment: Bathrooms have been designed to allow for adaptation in accordance with Life Time Homes requirements.

Criterion 15 – Glazing and window handle heights

Principle: Enable people to have a reasonable line of sight from a seated position in the living room and to use at least one window for ventilation in each room.

Comment: The existing window heights in living areas are approximately at 750mm from finish floor level, new sliding glazed door to the roof level apartment will be full height.

Criterion 16 – Location of service controls

Principle: Locate regularly used service controls, or those needed in an emergency, so that they are usable by a wide range of household members - including those with restricted movement and limited reach.

Comment: Switches and sockets will be installed to suite a range of users and in compliance with Part M of the Building Regulations.

Conclusion

The Life Time Homes standards for new apartments have been assessed and achieved where possible; exemption to the criteria is sort where the existing site constraints caused by the existing historic grade II listed building make compliance unachievable.

Appendix B

THE COCK TAVERN, 23 PHOENIX ROAD, LONDON, NW1 1HB

DESIGN & ACCESS STATEMENT

APPENDIX A LIFE TIME HOMES ASSESSMENT

SEPTEMBER 2014

COCK TAVEN, PHOENIX ROAD, OUTLINE SCOPE OF WORKS

Project Ref: 1250

SE = Structural Engineer

CA = Chartered Architect

- 1.00 Basement Extension
- 1.01 Sequence of works for the excavation, underpinning and retaining wall construction in accordance with the structural engineers method statement.
- 1.02 Temporary works to be designed by the Contractor to SE approval.
- 1.03 Existing basement to be excavated a further 1.5 meter in depth to create a new basement finish floor level 1 meter below existing finished floor level.
- 1.04 Excavation to create new basement between existing basement and Walker House.
- 1.05 New underpinning to Walker House if required subject to site investigation.
- 1.06 New underpinning to existing retaining walls and piers.
- 1.07 New retaining wall to basement area to SE design.
- 1.08 Underground drainage to be installed to drainage engineers design.
- 1.08 New Type C drained cavity basement tanking system in accordance with BS8102.

- 2.00 New Build Foundation & Basement Construction
- 2.01 Demolish existing single storey toilets, light well and perimeter wall.
- 2.02 Excavate new basement level to extension.
- 2.03 Excavate and install new concrete foundations to SE design.
- 2.04 Temporary works to be installed to Contractor design with SE approval.
- 2.05 Underground drainage to be installed to drainage engineers design.
- 2.05 Concrete retaining wall to be installed to link with basement.
- 2.06 New Type C drained cavity basement tanking system in accordance with BS8102.

- 3.00 Rear Extension Structural Frame
- 3.01 New reinforced concrete insitu slab at ground floor level tied into concrete retaining walls.
- 3.02 Install new high density blockwork wall construction with DPC to foundations.
- 3.03 Create new ground floor door openings install reinforced concrete lintels.
- 3.04 Install new concrete pad stones and steel primary supporting beams to support first floor timber joists.
- 3.05 Raise external blockwork to second floor installing new window openings with ne reinforced concrete lintels.
- 3.06 Install new concrete pad stones and steel primary supporting beams to support second floor timber joists.
- 3.07 Raise external blockwork to third floor installing new window openings with ne reinforced concrete lintels.
- 3.08 Install new concrete pad stones and steel primary supporting beams to support third floor timber joists.
- 3.09 Create new timber framed wall to dormer roof construction.

- 4.00 Extension External Envelope
- 4.01 Install new render finish to external blockwork walls.
- 4.02 Install new polyester powder coated aluminium double glazed tilt and turn windows to all new windows with recessed frame detail and structural glazing sash and two track sliding doors to third floor terrace.
- 4.03 Install new patternated zinc cladding system to the new roof extension.
- 4.05 Install new single ply membrane to the warm roof
- 4.06 Install new glazed roof light to the communal stair.
- 4.07 Install new patternated zinc cladding to the corner bay window.
- 4.08 Install new perforated steel doors to the refuse and recycling store.
- 4.09 Install new glazed steel doors and vision panels to the ground floor stair core means of escape.

- 5.00 Existing Pub Frontage
- 5.01 Existing doors to bar areas to be retained. Paintwork to be carefully removed from the existing frames and doors. Paint to ironmongery to be carefully removed and ironmongery protected. Door and frame to be carefully repaired. Door and frame to be primed and painted with full semi-gloss paintwork system to manufacturer's recommendations with CA approval. Flat panel door to staircase to be replaced with painted panelled door to original design.
- 5.02 Existing windows to be retained. Paintwork to be carefully removed from the existing frames. Extract grilles to be removed from windows. Frame to be primed and painted with full semi-gloss paintwork system to manufacturer's recommendations with CA approval.
- 5.03 Existing fascia to be surveyed and retained as original. Non-original beading to be removed and replaced to match original design. Non-original signage to be removed. Paintwork to be carefully removed from the original fascia. Fascia to be primed and painted with full semi-gloss paintwork system to manufacturer's recommendations with CA approval. New signage lettering to be applied by hand to main fascia.
- 5.04 Non-original signage boards and lighting to be removed and rendered background to be made good. New lighting to be installed to main fascia.
- 5.05 Asphalt to frontage to be surveyed and re-paid as appropriate. Concrete coping to be surveyed and repaired cleaned and re-pointed.

- 6.00 Existing External Fabric
- 6.01 Rendered Facades: Existing render paint to be surveyed to ground, first and second floor elevations and window reveals. Render to be repaired with a suitable render repair system based on hydraulic lime, white cement with sand and mineral fibre fillers by Keim or similar approved. Ground floor rustication to be reinstated. Surface to be prepared in accordance with manufactures instructions and painted with a mineral matt finish silicate based paint by Keim or similar approved.
- 6.02 Existing Sash Windows: Existing sash windows (sashes and boxes) and cills to be surveyed renovated and repaired. Window weights and chains to be checked and new nylon cords installed and windows balanced if required. Existing glazing bars, sashes, frames and cills to be surveyed. Rotten wood to be cut out and replaced with profiles to match existing if required. Existing paintwork to be removed, throats be large (not less than 12mm) and damp proof courses installed under cills if required. Existing windows to be draft proofed in accordance with English Heritages Energy Efficiency and Historic Buildings recommendations. Windows to be primed and painted with semi-gloss paintwork system to manufacturer's recommendations with CA approval.
- 6.03 Existing Stone Copings: Existing pointing to be retained where practical and patch pointing should be used for areas of repairs if required. A lime mortar (2:1:1 or 3:1:1) should be used with a flush joint detail in a mid-light grey to match the original pointing. Soiled copings and mortar to be cleaned with a weak (2-8%) hydrofluoric acid. Windows, paints and polished surfaces must be fully protected, the scaffold capped. The coping to be cleaned should be pre-wetted to limit the activity of the acid to the surface and treatment and thoroughly washed off to prevent streaking. Scope and specification to be in accordance with BS 6270: Code of Practice for Cleaning and Surface Repair of Buildings Part 1: 1982 Natural stone, Cast stone, Clay and Calcium Silicate Brick masonry and specialist consultant specification. A sample area is to be prepared to the rear elevation prior to an inspection by the CA.
- 6.04 Rainwater Goods: Existing cast iron hoppers and rainwater pipes to be prepared and decorated. Flaked paintwork to be removed, sound paintwork to be prepared primed and repainted with full gloss metal paintwork system to manufacturer's recommendations with CA approval in accordance to BS ISO 27831: 2008: Metallic and other Organic Coating Cleaning and Preparation of Metallic Ferrous Metals and Alloys, BS EN ISO 12944: 1998, Paint and Varnishes. Corrosion Protection of Steel Structures by Protective Paint

THE COCK TAVERN, 23 PHOENIX ROAD, LONDON, NW1 1HB

DESIGN & ACCESS STATEMENT

APPENDIX B: SCOPE OF WORK

SEPTEMBER 2014

- Systems.
- 7.00 Existing Roof
 - 7.01 Parapet gutters to be surveyed and repaired. Gutter boards to be checked and replaced with WPB plywood if required. Asphalt linings to be renewed with new sealed up stands and flashings if required.
 - 7.02 Interlocking plain tiles to be surveyed and replaced where damaged.
 - 7.03 Chimney stacks to be surveyed and pots checked and re-seated to base where loose.
 - 7.04 Existing handrail to South West elevation access hatch to be removed and brickwork made good.
 - 7.05 New openings for dormer windows to be carefully formed to existing roof structure. New timber frames to be installed with ventilated roofing board and breathable membrane. Insulation to be installed internally to studwork with internal vapour barrier. Patterned zinc cladding to be installed to dormer cheeks and roof in line with manufacturers recommendations. Flat folded zinc joints to be installed to cheeks, standing seam joints to roof with concealed guttering details.
 - 7.06 New double glazed painted timber casement windows to be installed to new dormer windows.
 - 8.00 Basement Alterations
 - 8.01 Walls to existing cellar store to be demolished.
 - 8.02 Existing columns to basement to be replaced with new supporting structure to ground floor slab to SE design.
 - 8.03 New underground drainage for kitchen and toilet areas.
 - 8.04 Independent stud work, insulation and plasterboard to perimeter walls.
 - 8.05 New blockwork partitioning to create toilets, kitchen and community room.
 - 8.06 Existing staircase to be extended to stair core.
 - 8.07 New dumb waiter installation from kitchen to bar.
 - 8.08 New stair and lift to access bar area and final means of escape above.
 - 8.09 Fitting out to commercial kitchen by specialist kitchen designer.
 - 8.10 Community room fit out with suspended plasterboard ceiling, low energy recessed light, painted plaster walls, and vinyl floor covering.
 - 8.11 Toilets fit out with accessible suspended ceiling tiles, low energy lighting, concealed cisterns, proprietary partitioning systems, and contract quality sanitary wear, tiled flooring and back splashes to CA specification.
 - 8.12 New staircase and platform lift to bar area to CA specification.
 - 9.00 Ground Floor Existing Internal Alterations
 - 9.01 Existing toilet area, light well, and yard area to be demolished as indicated on PL/102.
 - 9.02 Existing hatch to basement to be removed and floor made good.
 - 9.03 Staircase to first floor lounge from bar to be removed and wall, ceiling and floor to be reinstated.
 - 9.04 Existing bar layout retained and rooms refurbished and redecorated. Original fittings and finishes to be retained.
 - 10.00 First Floor Existing Internal Alterations
 - 10.01 Existing partitions to be demolished as indicated on PL/103/01.
 - 10.02 Floor to be reinstated where existing staircase is removed.
 - 10.03 Sanitary wear and pipe work to be removed.
 - 10.04 Structural opening to be created to North West elevation for new casement windows. New lintel to be installed to SE design.
 - 10.05 Casement windows to North East and North West elevation to be removed and openings bricked up.
 - 10.06 New timber stud work walls to be installed to create new apartments layout refer to PL/116/1.
 - 10.07 Existing walls, architraves and skirting's to be retained to be restored and redecorated. Original features to be replicated for new studwork walls.
 - 10.08 New apartment fit out to allow for acoustic floors and plasterboard ceilings to comply with the Building Regulations.
 - 10.09 New electrical and mechanical installations to be installed to comply with the Building regulations.
 - 11.00 Second Floor Existing Internal Alterations
 - 11.01 Existing partitions to be demolished as indicated on PL/103/02.
 - 11.02 Sanitary wear and pipe work to be removed.
 - 11.03 Structural opening to be created to North West elevation for new casement windows. New lintel to be installed to SE design.
 - 11.04 Casement windows to North East and North West elevation to be removed and openings bricked up.
 - 11.05 New timber stud work walls to be installed to create new apartments layout refer to PL/116/2.
 - 11.06 Existing walls, architraves and skirting's to be retained to be restored and redecorated. Original features to be replicated for new studwork walls.
 - 11.07 New apartment fit out to allow for acoustic floors and plasterboard ceilings to comply with the Building Regulations.
 - 11.08 New electrical and mechanical installations to be installed to comply with the Building regulations.
 - 11.09 Create structural opening below new staircase to access the third floor.
 - 12.00 Third Floor Existing Loft Conversion
 - 12.01 Structural supports to SE design to be installed to support all existing chimneys.
 - 12.02 New timber stud work walls to be installed to create new apartments layout refer to PL/117/1.
 - 12.03 Install new staircase with skylight above.
 - 12.04 New apartment fit out to allow for acoustic floors and plasterboard ceilings to comply with the Building Regulations.
 - 12.05 New electrical and mechanical installations to be installed to comply with the Building regulations.
 - 12.06 New electrical and mechanical installations to be installed to comply with the Building regulations.
 - 13.00 External Works
 - 13.01 Pavement to be repaired to South East Elevation within the property's demise.
 - 13.02 Trap doors to cellar to be restored.
 - 13.03 Paving to communal Walker House car park to be reinstated to boundary.

THE COCK TAVERN, 23 PHOENIX ROAD, LONDON, NW1 1HB

DESIGN & ACCESS STATEMENT

APPENDIX B: SCOPE OF WORK

SEPTEMBER 2014