

MAIDEN LANE ESTATE

ALLENSBURY PLACE &

BROADFIELD LANE WINDOWS

DESIGN AND ACCESS REPORT
JANUARY 2015

Hawkins\
Brown

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01

INTRODUCTION

01. Introduction

1.1 Executive Summary

The Maiden Lane Estate is undergoing regeneration as part of Camden Council's Community Investment Programme. The first phase of the project will see the redevelopment of part of the estate and the construction of 265 new homes. Following on from this will be a major refurbishment of the existing estate and services of which this works package forms part.

Overview

The London Borough of Camden have commissioned Hawkins\Brown to produce a study to facilitate a window renewal programme to two existing blocks on the Maiden Lane Estate: 1-30 Allensbury Place and 1-70 Broadfield Lane. The brief is to produce a design that satisfies all required standards and achieves planning permission.

This document sets out our proposals for window replacement for these two specific blocks; It provides background context and brief, document consultation, analysis, and proposals for the window replacement.



Right
Maiden Lane Estate
during the 1980's

01. Introduction

1.2 Project Background

Maiden Lane new build is a flagship project for the London Borough of Camden and forms part of the Council's innovative Community Investment Programme - a 15 year plan to invest over £400 million in Camden's housing, schools and other public services. Proposals have been developed by PRP and currently being built on site for Maiden Lane that will deliver much needed affordable housing and lever investment in order to revitalise the estate and link into the wider regeneration of this part of Camden. This study is planned for development under the same investment plan to revitalise the Estate.



Existing typical Maiden Lane block



Existing Allensbury Place Block Fenestration



Existing Broadfield Lane Block



Existing Broadfield Fenestration



Existing Broadfield Lane Fenestration



Signage outside the existing Community Centre

Right
Existing images of
Maiden Lane Estate

02

CONTEXT:

MAIDEN LANE ESTATE

02. Context

2.1 Physical Context

Site Location





Maiden Lane Estate is located in the London Borough of Camden to the north of the Kings Cross redevelopment area. 1-30 Allensbury Place and 1-70 Broadfield Lane are situated near the eastern boundary of the estate, indicated in red.

Surrounding Context

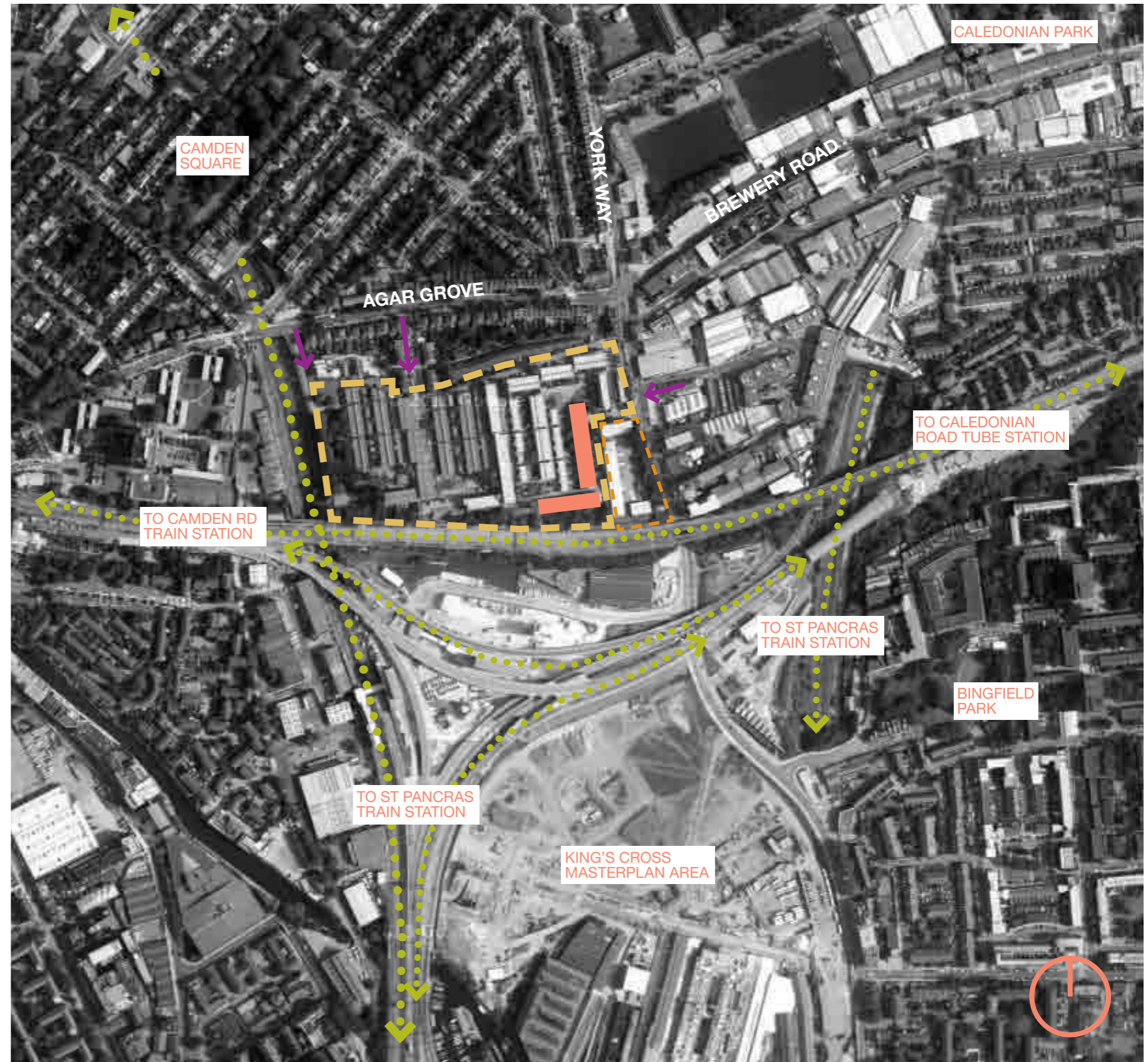
The surrounding area is predominantly residential with small retail quarters near by which serve the needs of the estate. To the east of the site is a well developed industrial and commercial area around Brewery Road. To the north is predominantly residential with traditional terraced housing dominating the streetscape.

The western and southern edges are bounded by railway lines and the area further south is the King's Cross redevelopment area, one of the largest urban regeneration projects in Europe; including proposals for high density development and tall buildings at 27 storeys, approx 250m from Maiden Lane's South-East corner.

This will have a major long term influence as it will bring many thousands of new residents, students, visitors and workers to the area.

-  Extent of Maiden Lane Estate
-  Extent of new PRP development
-  Train / tube lines
-  Allensbury Place & Broadfield Lane

Right
Existing Site Context Aerial View

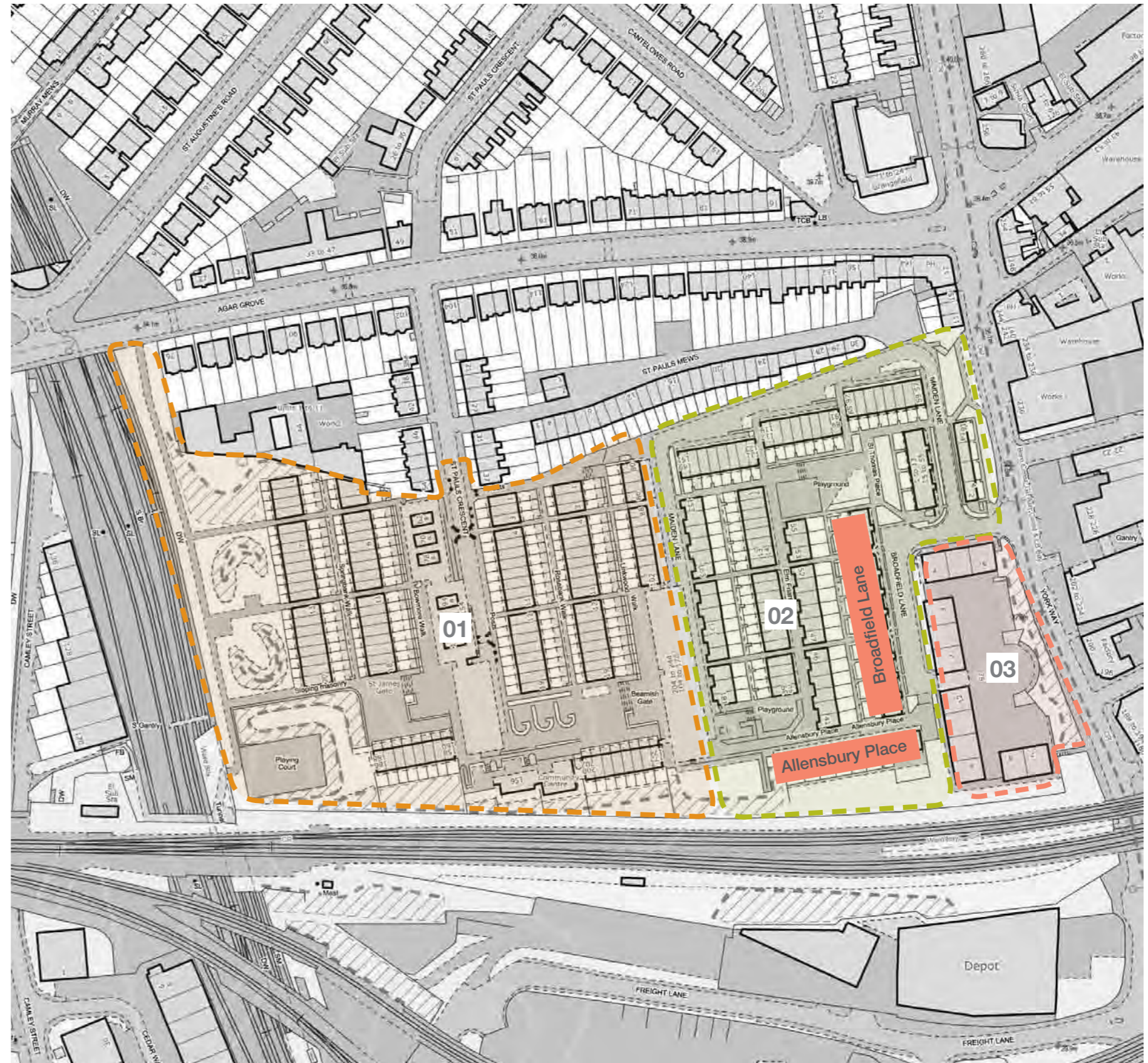




02. Context

2.2 Historic Context

Historic Development

The Estate was built in two phases in the late 1970's and early 1980's. Maiden Lane is a low rise, high density estate comprising 479 dwellings providing a mix of accommodation sizes. It is recognised to be of architectural importance and is locally listed within the borough. 1-30 Allensbury Place and 1-70 Broadfield Lane form part of the second built phase and are situated near the eastern boundary of the estate. They are the two blocks most exposed to the main redevelopment site, (indicated in red).



-  Phase 1 Area (approx. 2.9ha)
-  Phase II area (approx. 2.1ha)
-  Industrial site (approx. 0.54ha)
Currently under redevelopment

Right
Existing plan showing extent of Maiden Lane Estate & PRP site currently under construction

02. Context

2.2 Historical Context

History of Maiden Lane

The first phase of Maiden Lane towards the western side of the site was designed by Gordon Benson and Alan Forsyth, employed by the London Borough of Camden. Maiden Lane was the third and last of three schemes of public housing designed by Benson and Forsyth. Maiden Lane has now been recognised as an important piece of public housing along with other Camden housing schemes of the period.

The scheme is architecturally significant, not only in its form and its use of materials but also in the way its buildings were designed and laid out, with the designers seeking to find an effective solution to providing high density housing without resorting to high rise or deck access arrangements.

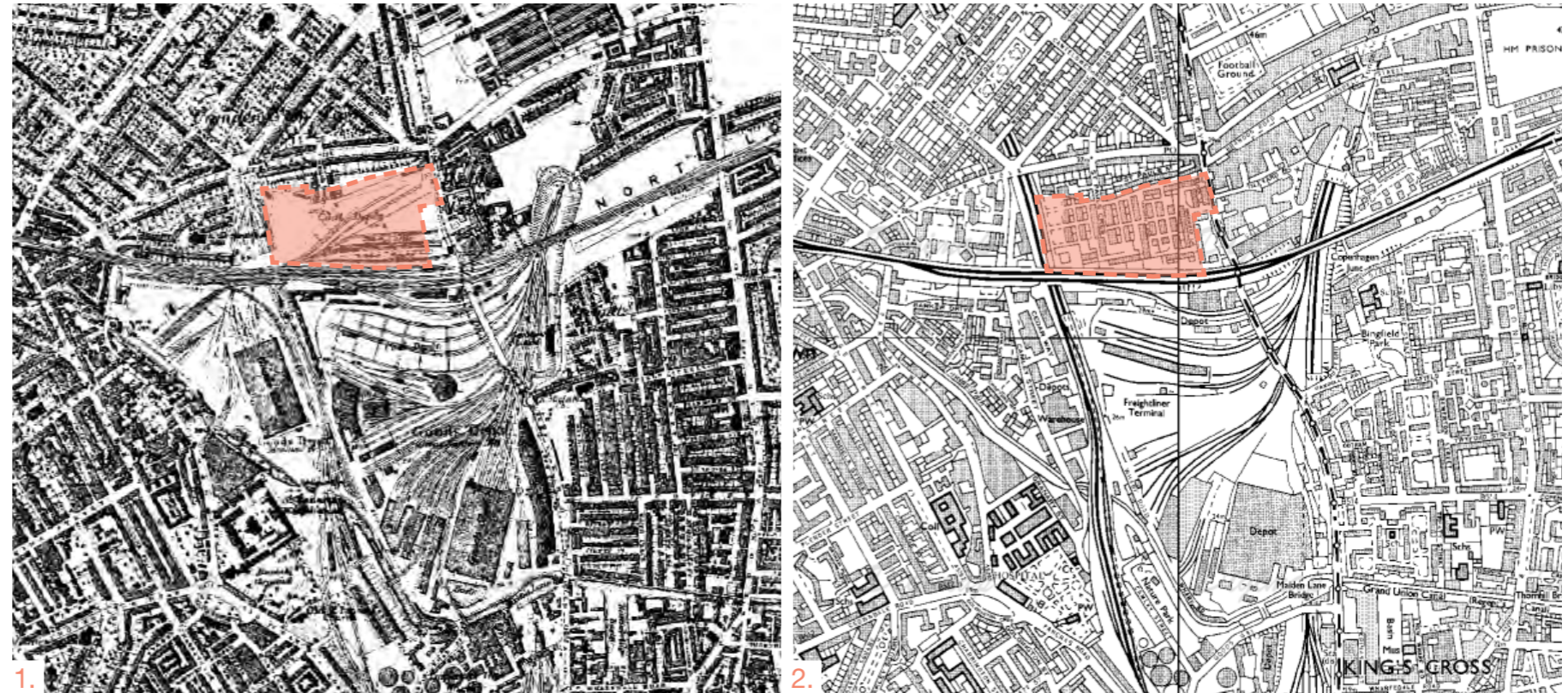
History of site

The site was a former railway sidings built in the 1850's to serve the Metropolitan Cattle Market just to the east. In 1963 it had become a freight terminal, after which it was bought by the London Borough of Camden for housing purposes.

The intention was for Camden Council to purchase adjoining industrial sites, located to the south of Agar Grove. Camden Council owned a number of the properties on the south side of Agar Grove and therefore the potential existed to extend a series of north/south streets into the Maiden Lane site.

There was a desire to create formal and functional spaces. By giving the grounds as well as the buildings a carefully defined use it was hoped that they would be both well used and maintained.

“However, the various initiatives which were intended for Maiden Lane to ensure the site was integrated into its surroundings were unsuccessful. The links envisaged in the original masterplan were not carried through and, in the revised version of Phase 2, the links into the surrounding streets increase the sense of dislocation from its surroundings.” AJ



Right

- 1. Maiden Lane in 1880's
- 2. Maiden Lane in 1990's
- 3. A social gathering on the estate, courtesy of Benson & Forsyth

3.

02. Context

2.2 Historical Context

Architectural Heritage of the site

Maiden Lane is the last in a series of housing projects planned or built between 1965 and 1982 when Sidney Cook was the head of the Department of Architecture for the London Borough of Camden. These projects include the completion of Foundling Estate, Highgate New Town, Fleet Road, Alexandra Road and other housing estates in addition to many schools and other community buildings. While Maiden Lane was designed and built after Cook retired in 1973, it is of the genre of buildings built after Cook's tenure and is reflective of the brief heyday that Modern Architecture enjoyed in Camden before serious economic restrictions encouraged a return to an architecture of popular and vernacular influence.

The scheme is architecturally significant, not only in its form and its use of materials but also in the way its buildings were designed and laid out, with the designers seeking to find an effective solution to providing high density housing without resorting to high rise or deck access arrangements.

Maiden Lane was designed as a collection of 2 story row houses and 3 and 4 story point and gallery-access apartment buildings arranged around several public open spaces. The terraced, turreted forms, railings and general look of the community complex suggest nautical references.

The construction and materials used in Maiden Lane include a mix of poured in place concrete, precast concrete panels that are used for the cross walls, plaster walls, concrete block and black timber window and door frames and balustrade parts.

Shortly after it opened in 1982, Maiden Lane was hailed as a model new community by articles in the April 1983 issue of Architectural Review written by Alvin Boyarsky and John Winter. Praise was given to the site design and the quality of the public spaces, the mix of dwelling types and the overall quality of the individual dwellings.



1.



2.



3.

Right

1. Walkway into the housing from the landscaped area to the west. Low row houses to the left, flats beyond and to the right
2. Centre of scheme with public seating area in the foreground, housing beyond and community centre on the left
3. View of eastern side of the site with raised walkway

Next Page:

A selection of Maiden Lane archive history accumulated as research for the study

02. Context

2.3 Archive Research



BUILDING THE NEW JERUSALEM
Imaginative new housing from Benzoni and Forsyth proves that Modernism is far from dead.
Dayan Sudi reports

Perhaps give up modern architecture and because it was wrong. But because it was difficult. says Gordon Benzoni, one half of Benzoni and Forsyth, a young architectural practice that is determined to prove that there is still plenty of life in the ideas of the modern movement.

Benzoni and the father-in-law Forsyth see themselves both as a particular design method and as a commitment to the social content of design. Appropriately much of their work to date has been in the gradually highly charged world of local authority housing. There have been plenty of attempts at social experiments, if it but there's still genuine little cracks in the way people can live, they say.

Benzoni and Forsyth's work tentatively looks these are, hence photographs of pure white walls of a new housing scheme against black sky. But there are differences too. If you look at much of what was once called modern in Britain in the thirties, you find that behind the facade they are flat, unexciting, century floor plans. And even the post-war generation of architects adopted only the cosmetics of modernism, not the principles. Even in socially aware humanists over the sea's way as the famously hand-painted modernist thinkers put in their buildings to give them some sense, justice, a balanced, rational order, a sense of purpose poured straight down it. This happened because traditional precedents had been removed in the interests of so-called progress.

Benzoni and Forsyth practice what they call 'limited modernism'. At first sight this, which might look like an over-the-hill revival, really, it's not. It's a more recent past, but in fact it's a revival of the ideas of the thirties. Their designs are not simply copied commissions, it's understood and done. There is a clarity and richness in the effects which are achieved by living to the kind of new classicism that the post-modernists have coined to do it. Yet Benzoni and Forsyth do not deny the importance of history. Their solution, Mackintosh, as a significant influence for his mastery of treatment of the more than his early Art Deco style. He believed that the modernist work was only a matter of time as history and they are content to work in the shadow of his work. They are not content to work in the shadow of his work. They are not content to work in the shadow of his work. They are not content to work in the shadow of his work.

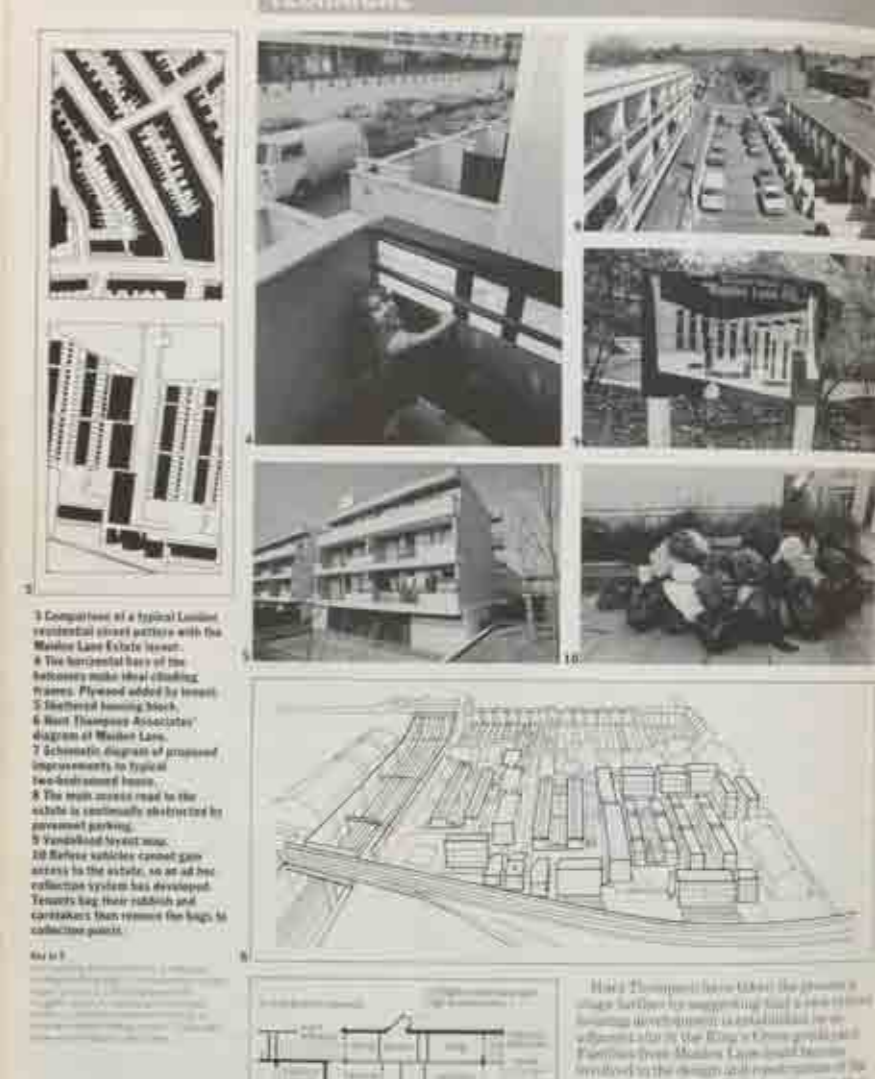
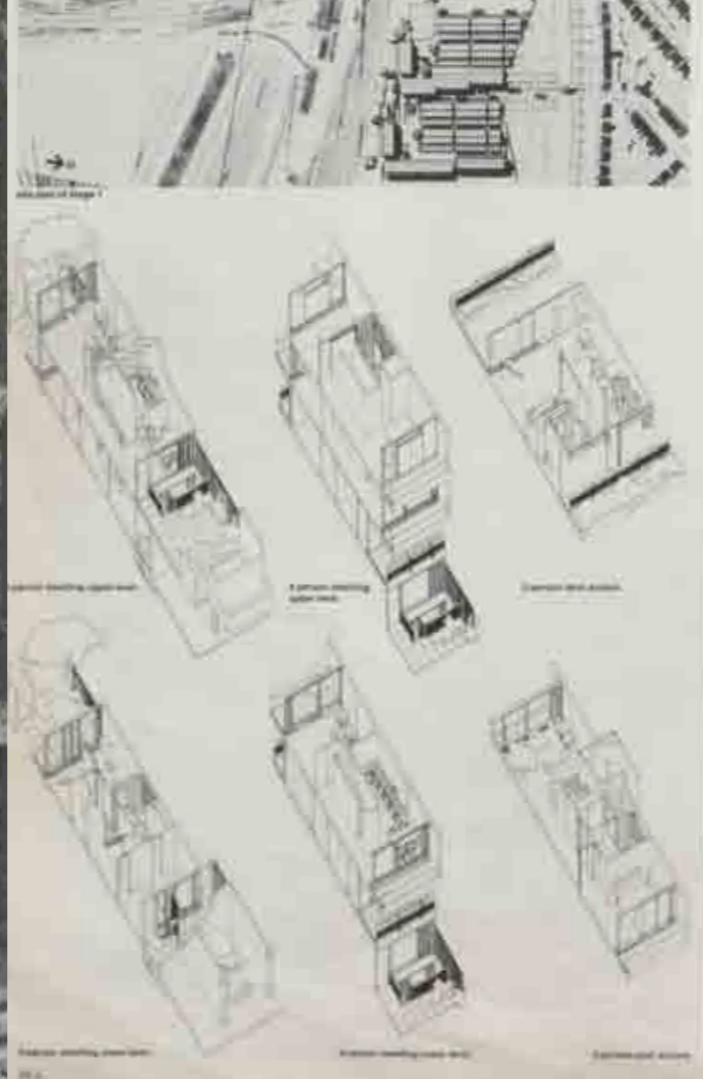
We believe that architecture must be a thorough examination of the problem that a building has to solve.

The aim is to produce houses that allow people to live in the way they like them. Within the severe limits of standards for public housing, Benzoni and Forsyth seek to produce them so that they can make use and identify with the family group, who at the same time providing an element of high-quality, hand quality. Living is one of our aims, not the usual urbanism, but it's to make people live again.

At Benzoni and Forsyth's, the architect's role is to



From Branch Hill (top left) to Maiden Lane (below), Benzoni and Forsyth's work to clean, precise and essentially modern.



02. Context

2.4 Planning Context

Recent / Future Developments in the Area

There is a great variety of land uses surrounding Maiden Lane Estate, due to its location and proximity to Central London. Maiden Lane is also on the edge of the Kings Cross Opportunity Area for which the Council adopted a planning brief in January 2004. With the completion of the Channel Tunnel Rail Link in 2007, an area of around 24 hectares was made available for development and a number of proposals and opportunities will have significant implications for the Maiden Lane Estate. These include;

- King's Cross re-development - consisting of 50 new buildings, 2,000 new homes, 20 new streets, 10 new public squares, 67 acres, 45,000 people who will live, work and study in the area
- St Pancras International and Domestic Station and Channel Tunnel Rail Link infrastructure, including bridging over York Way
- King's Cross - St Pancras London Underground station upgrade
- Redevelopment of P&O buildings and sites at York Way
- The restoration of St Pancras Chambers, hotel & residential uses
- £55m redevelopment of Agar Grove Estate - consisting of the demolition of 112 homes and the provision of around 360 new homes, total no. of homes - 500

Reference Document: Maiden Lane PRP D&A Statement



Right
Hawkins\Brown
Agar Grove scheme

02. Context

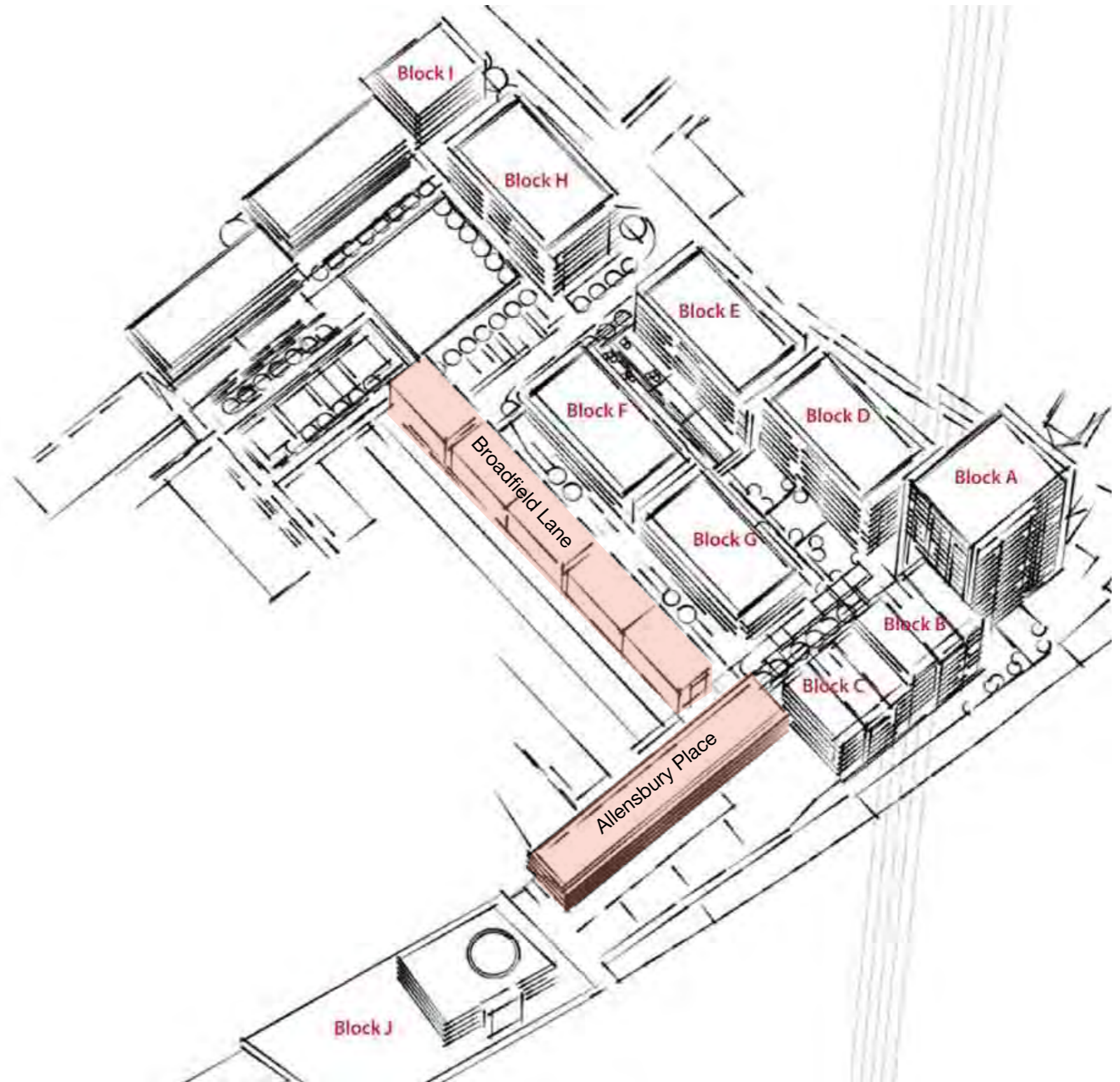
2.4 Planning Context

Recent / Future Developments in the Area: PRP Scheme

Images on this page depict the new PRP scheme proposed adjacent to Broadfield Lane and on either side of Allensbury Place.

The scheme's Design and Access Statement promises to deliver a total of 265 new homes, including 124 affordable homes and 81 Council house owned homes for rent.

The scheme is currently under development.



03

THE BRIEF

03. The Brief

3.1 Aspiration and Objectives

Outline Design Brief

Camden requires a window design solution which;

- Achieves planning permission.
- Provides value for money, both in terms of capital expenditure and future maintenance.
- Gives due consideration to the unique architecture and window design, and the prominent role of the windows in the facade composition.
- Gives due consideration to the heritage issues of the estate.
- Meets all relevant regulatory and performance standards, including: Building Regulations; Secure by Design.
- Achieves high thermal efficiency and sustainability performance, and full compliance with Part L1B.



Right
Maiden Lane Facade

03. The Brief

3.2 Scope and Logistics

Logistics

The two blocks Allensbury Place & Broadfield Lane are adjacent to the new build redevelopment site, and there will be significant logistical issues and constraints in delivering external works. The works will also have to be carried out with residents in occupation.

Camden is planning future comprehensive refurbishment of the estate but this works package will be confined to window renewal, for both Broadfield Lane and Allensbury Place blocks.



Right
Maiden Lane Estate
Masterplan Architectural
Review April 1983

04

CONSULTATION

04. The Brief

4.1 LBC Planning and Conservation

Email Correspondence from Nick Baxter

“Dear Steve – it was good to meet you on site on Friday.

Here is a synopsis of my thoughts.

The windows in this estate are clearly a more important component of the composition than in some other estates. The design is typical of the Camden Architects’ Department style, as seen at Branch Hill (by the same architects) and Dunboyne Road, both listed, while this estate is on the local list, which reflects the quality of its design.

The joinery is prominent and of high quality, and its removal would dramatically alter the appearance of the estate for the worse.

Therefore, from a conservation point of view, our first preference would be that, where possible, you investigate inserting double glazing into the existing casements.

If you decide that the windows need to be replaced, a like-for-like replacement in timber would be ideal. The windows are not “off the peg” or simple in their arrangement, and nor is it just a matter of replacing window frames. The woodwork is complicated and integrates various elements, such as bin stores, spandrels, clerestories, frameless corners, etc.

These elements would be difficult to replicate satisfactorily in either uPVC or metal, and you would risk permanently stripping the buildings of all of their visual interest by doing so, to the detriment of the residents’ amenity.

Therefore replacement in timber would seem to be the simplest – and so cheapest – solution.

While like-for-like replacement would be preferable, if necessary, it would probably suffice to retain the general proportions and forms, even if not making a precise copy.

What is fundamental are the heavy frames, the rhythms of glazing and solid elements, and the dark, matt colour; the methods of opening should also be retained.

Please drop me a line if you would like to discuss this further”

Best wishes,
Nick Baxter
Heritage and Conservation Officer

Email Correspondence regarding Pilot Scheme

“Dear all,

We have go head from planning for a pilot plat ahead of the planning process – subject to submitting acceptable drawings.

We can discuss next week.

Regards,

Steve Downes
Development Manager

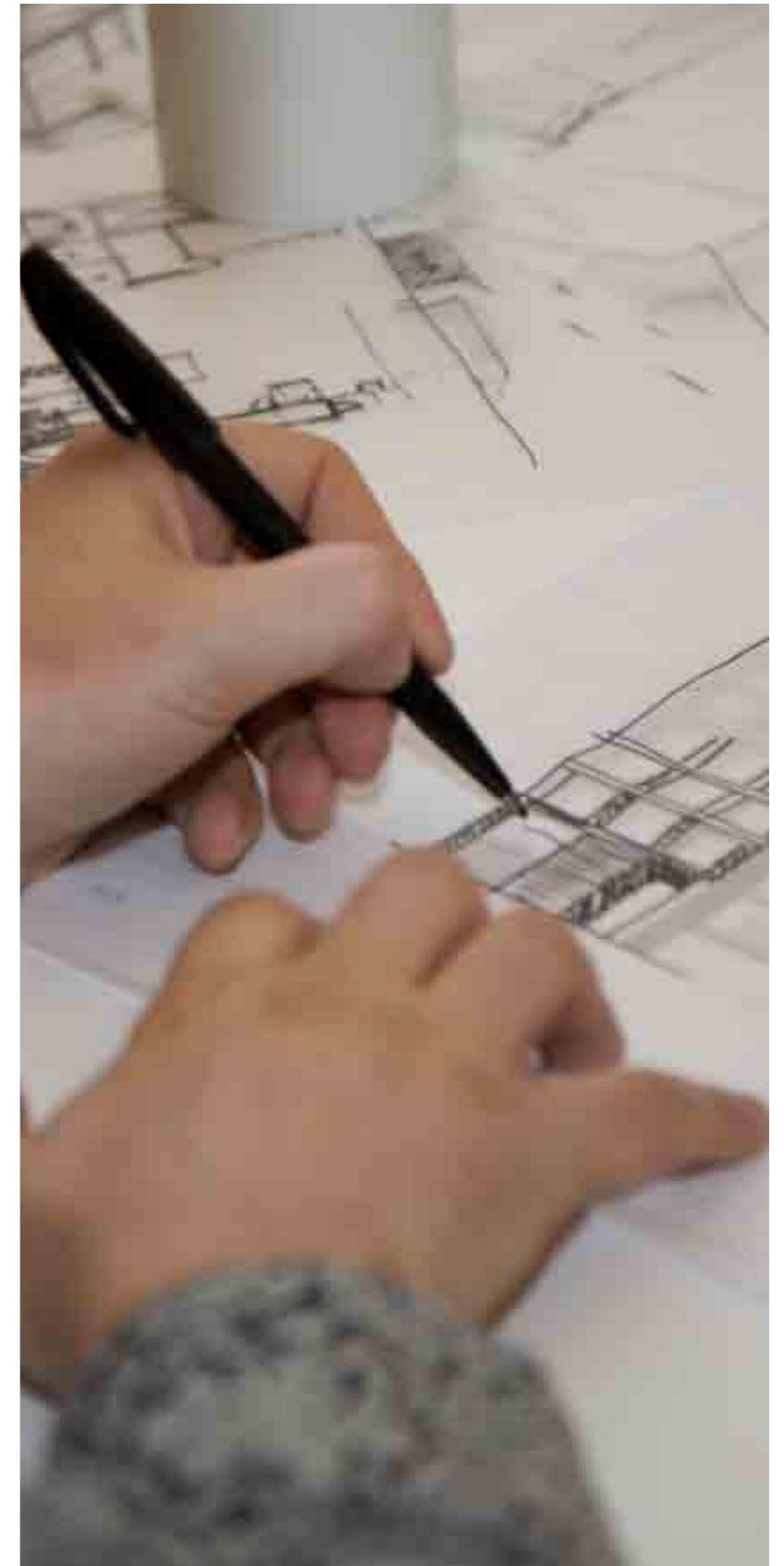
Telephone: 020 7974 3147

From: Baxter, Nick
Sent: 05 February 2014 15:32
To: Downes, Steve
Subject: RE: Maiden Lane Estate

Hello again Steve – I have spoken to my colleague and we would allow a pilot flat, subject to your first submitting acceptable drawings, which would then be implemented at the pilot. Obviously, if the pilot was refused, we would want you to reinstate the original features.

Please let me know if you need more information”

Kind regards,
Nick Baxter
Heritage and Conservation Officer



04. The Brief

4.2 Tenants and Residents

Feedback from Residents

In order to develop the new windows to suit the users, the design team have consulted with tenants and residents to record their feedback on the current conditions within the existing flats, and how they currently use their windows.

The first consultation took place on the third of February 2013 with a tour around 4 existing flats and an informal discussion with each resident in the flats below;

1. Ground Floor 1 bed Garden Flat on Broadfield Lane
2. Second Floor Bedsit on Broadfield Lane
3. Second Floor 1 bed Flat on Allensbury Place
4. Second Floor 1 bed Flat on Allensbury Place

The feedback has been recorded on the next few pages identifying the type of flat they live in, the type of windows in their flat, how they use the windows and feedback regarding the way they use the windows on a daily basis.



04_Residents Consultation

4.2.1 Site Visit 2 Case Study 1



Location:
No.11 Broadfield Lane

Type:
1 bed Ground Floor flat + garden

Users:
Young man,
lease holder

Description:

Windows throughout the flat are single glazed, timber framed, painted black & range in shapes and sizes. Living room & bedroom are situated on the west, kitchen and bathroom to the east.

Condition:

- Kitchen & bathroom relatively dark - not much daylight.
- Blinds to the kitchen window for privacy.
- Living room bright and spacious with views to the garden
- Bedroom relatively good daylight levels.
- Clerestory lights within the flat, above doorways and in between the kitchen and living room allowing borrowed daylight into the rooms.
- No visible signs of condensation / mould - flat in good condition
- Curtains dressing living room door and windows as well as bedroom door and clerestory windows.

User Feedback:

- Users would prefer openable, sliding doors connecting the living room to the garden, or double doors in order to open one door to the garden and keep the other closed
- Users never use the ventilation panels - allows the neighbourhood cats into the flat. Would use them more often if they were perhaps half the length / something to obstruct cats
- Users do not use the stable doors as stable doors - but as a normal door.
- Fittings of stable doors clumsy and do not close very well letting in the draught and do not feel very secure
- Users do not use the bedroom door very often, but often open the clerestory light in the summer but finds the winch unsightly - is there a better solution for this?
- Opens clerestory lights in the kitchen & bathroom but once again winch is badly placed - is there a better solution?
- Timber panel in kitchen rarely opened due to security



Above:
Living Room looking out on to the garden



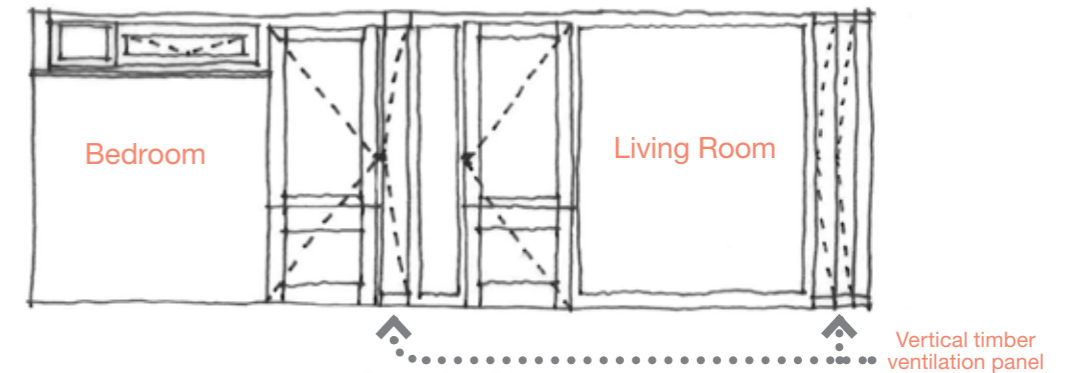
Above:
View of the west elevation window



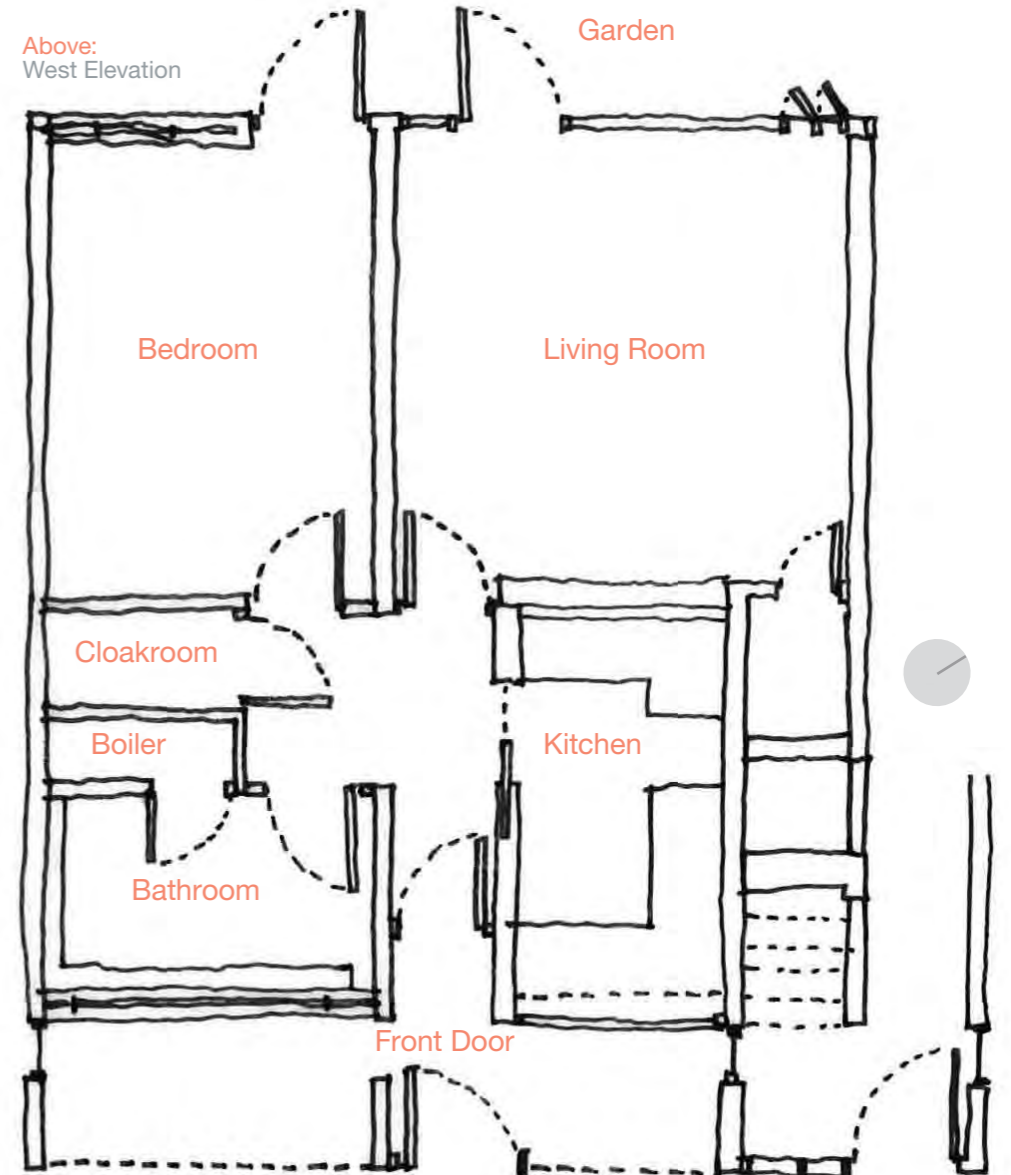
Above:
View of east elevation window to the kitchen



Above:
Corner glazing detail to the kitchen

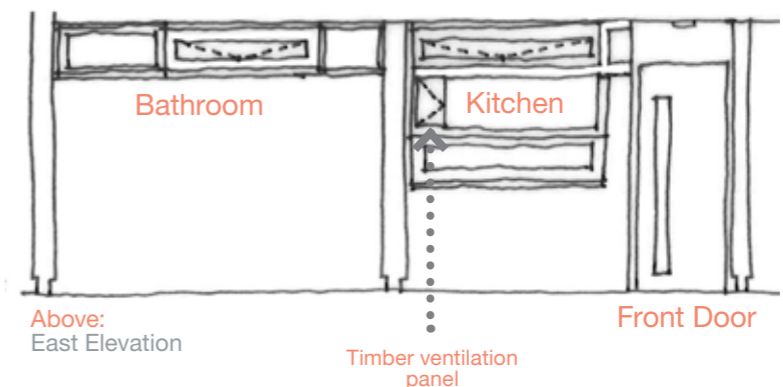


Above:
West Elevation



Broadfield Lane

Communal Access



Above:
East Elevation

Timber ventilation panel

Front Door

04_Residents Consultation

4.2.2 Site Visit 2 Case Study 2



Location:
No. 55 Broadfield Lane

Type:
Second Floor Bedsit
+ Garden

Users:
Currently vacant / may
be used as pilot flat

Description:

Windows throughout the flat are single glazed, timber framed, painted black externally, white internally & range in shapes and sizes. Layout: Stairs lead up to the main living space with a balcony to the west, kitchen and bathroom to the east.

Condition:

- As the flat is currently vacant and seems to have been recently re-decorated, it is in relatively good condition.
- Windows in relatively poor condition externally, but no evidence of condensation or mould.
- Door & window fittings in relatively poor condition.
- Solid timber panel door sealed up - not in use.
- Flat bright throughout, good daylight levels.

User Feedback:

- No current users living at this property, although issues from other flats with occupants may be present at this property too such as;
- Draughty stable doors with poor fittings.
- Underused solid timber panel.
- No level access to the balcony.
- Consider position of barrel radiator underneath the window and the environmental qualities of the room when considering the new window proposals.
- Enlarge window to the kitchen to allow more daylight and views? Consider external elevation composition.



Above:
Living / Bedroom looking west at the balcony



Above:
Small kitchen window



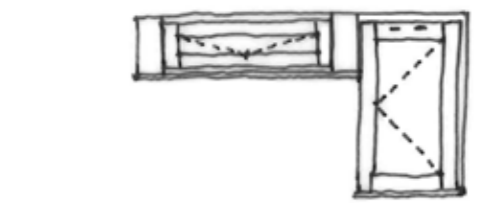
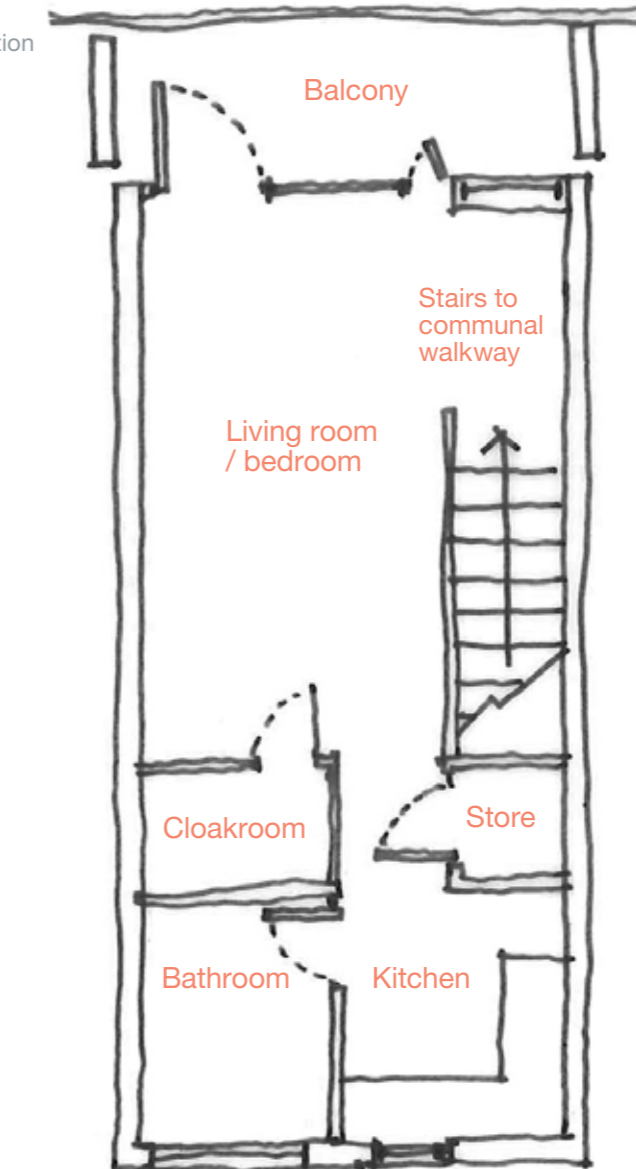
Above:
External west facade glazing with timber panel



Above:
Clerestory lights to the bathroom



Above:
West Elevation



Above:
East Elevation

Bathroom Kitchen

04_Residents Consultation

4.2.3 Site Visit 2 Case Study 3



Location:
No. 19 Allensbury Place

Type:
1 bed Second Floor flat + balconies

Users:
Elderly man + disabled lady

Description:

Windows throughout the flat are single glazed, timber framed, painted black externally & range in shapes and sizes. Living room and bedroom to the south, kitchen and bathroom to the north.

Condition:

- Living room bright.
- Kitchen & bathroom darker but still adequate amount of daylight.
- Timber opening panels all boarded up.
- No evidence of mould / condensation.
- Clerestory lights within the flat above doorways and in between the kitchen and living room allowing borrowed daylight into the rooms.
- Some clerestory lights winches missing due to refurbishment.
- Net curtains dressing all windows bar bathroom and bedroom clerestory lights, look tired and old.
- Stable doors draughty, fittings poorly fitted.

User Feedback:

- User complained of dust in the living room from the construction site next door, difficult to keep cleaning the house.
- Current door is not wide enough for a disabled user, user currently cares for his elderly mother.
- Indifferent about having an opening casement window in place of the timber panel. Lack of openable windows not a problem.
- Openable timber panel in the kitchen boarded up due to security - never uses it.
- Opens clerestory light in the kitchen - unsightly winch can we remove / replace more discreet?
- Winch removed from bathroom during refurb - reinstate? But doesn't open the window that much - user didn't mention any condensation issues due to this.
- Existing barrel radiator removed and new radiator installed to the west wall of the living room, enabling better access to the windows.



Above:
Living Room leading to the balcony



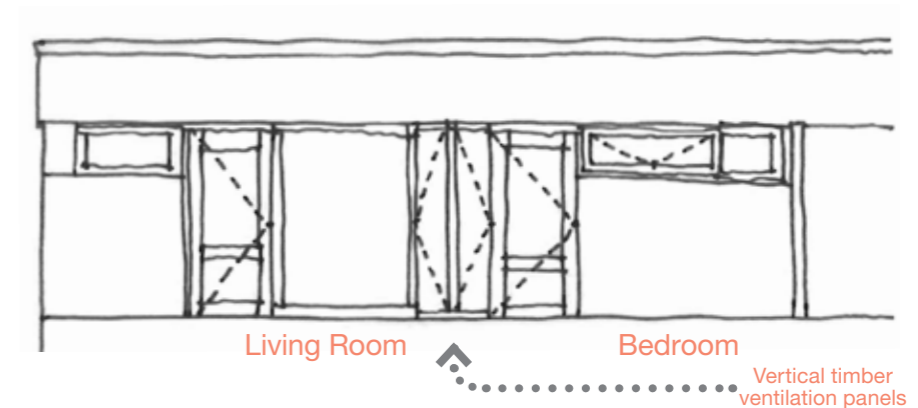
Above:
Living room glazing from the balcony



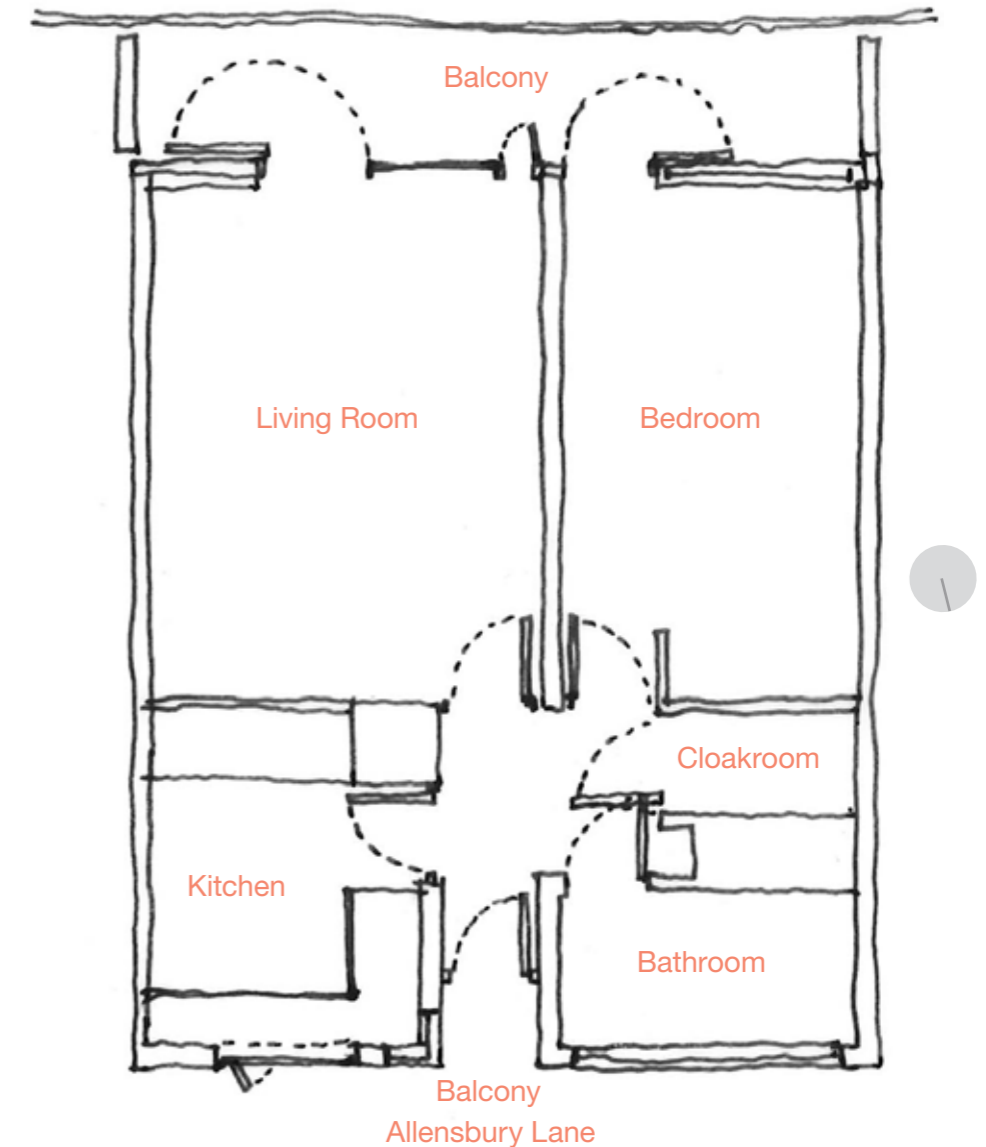
Above:
Living room glazed door



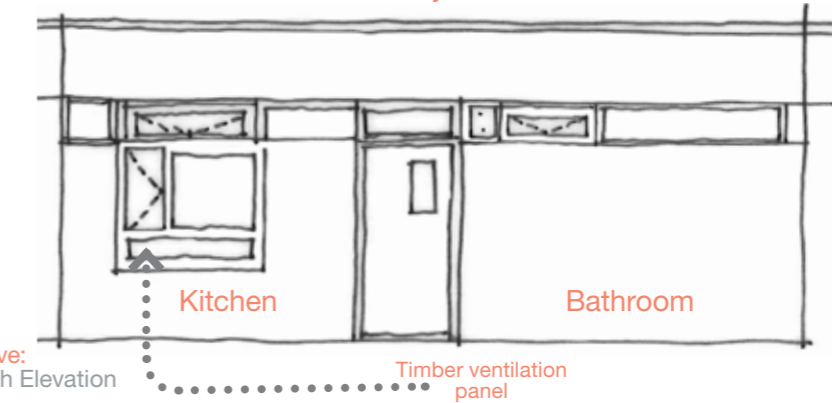
Above:
Kitchen window with timber panel



Above:
South Elevation



Above:
North Elevation



Timber ventilation panel

04_Residents Consultation

4.2.4 Site Visit 2 Case Study 4



Location:
No. 15 Allensbury Place

Type:
1 bed Second Floor flat + balconies

Users:
Elderly man

Description:

Windows throughout the flat are single glazed, timber framed, painted black externally & range in shapes and sizes. Living room and bedroom to the south, kitchen and bathroom to the north. (Same typology as No.19 Allensbury Place).

Condition:

- Living room bright.
- Kitchen & bathroom darker but still adequate amount of daylight.
- No evidence of mould / condensation.
- Clerestory lights within the flat above doorways and in between the kitchen and living room allowing borrowed daylight into the rooms.
- Net curtains dressing all windows bar bathroom and bedroom clerestory lights.

User Feedback:

- Would prefer sliding / double doors to the balcony instead of stable doors as they are very draughty.
- Indifferent about having an opening casement window in place of the timber panel in the living room.
- Opens clerestory light in the kitchen - unsightly winch near the door, can we remove / replace more discreet?
- Unsightly winch in the bathroom - can this be relocated / made more discreet?
- Consider relocating radiator (as no.15) to allow better access to the balcony.
- Uses timber panel in the kitchen when cooking for ventilation, but keeps closed most of the time due to security.
- Logistics of the window replacement a concern. Will scaffold be proposed?



Above:
Living Room window to the south facing balcony



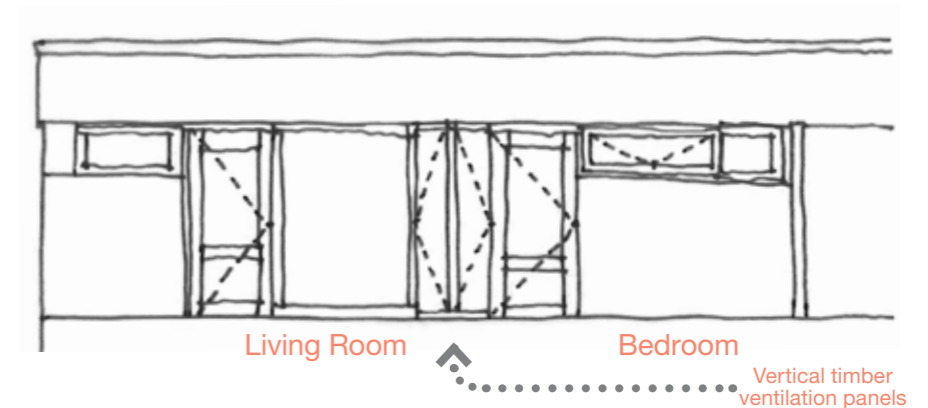
Above:
Kitchen window with solid timber opening panel



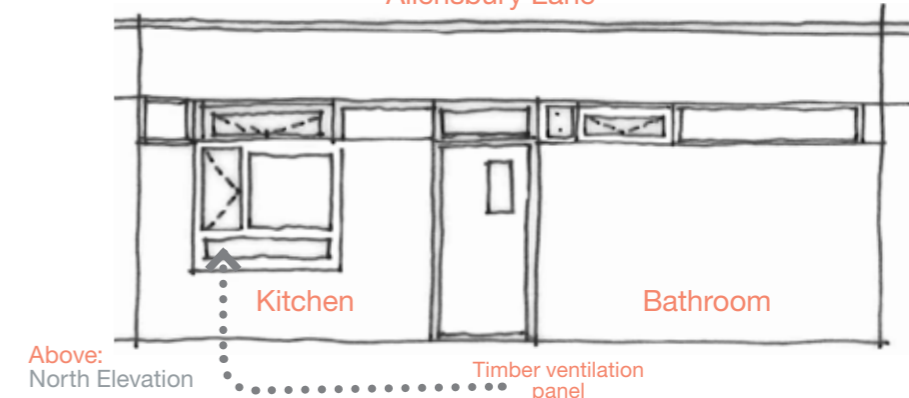
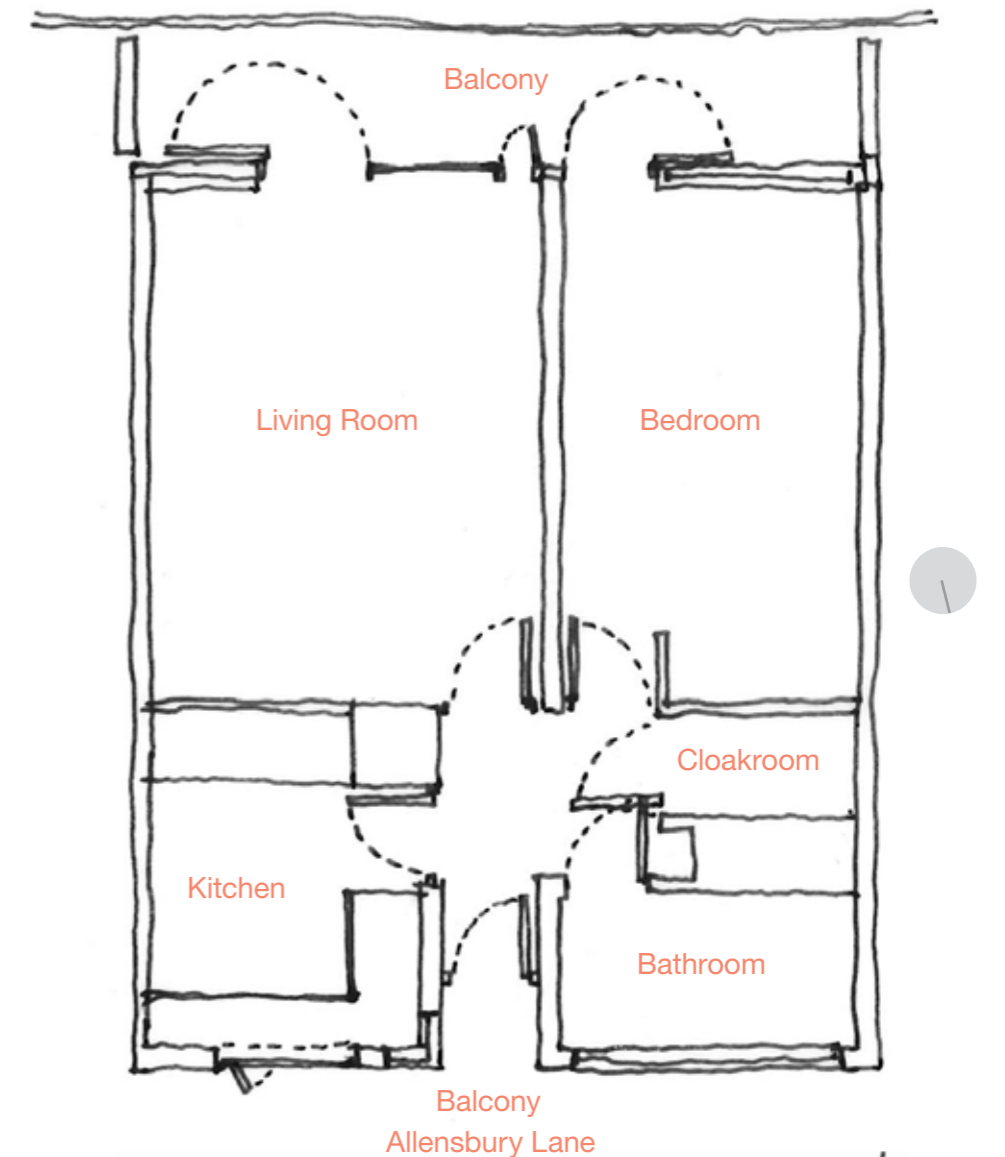
Above:
Barrel radiator in front of living room window



Above:
Bedroom glazed stable door & clerestory windows



Above:
South Elevation



Above:
North Elevation

04_Residents Consultation

4.3 Consultation 'Drop in' with Tenants & Residents

Consultation Event

A consultation / drop in event took place on the evening of Tuesday the 22nd of April to discuss the window upgrading with the residents of Broadfield and Allensbury blocks.

Hawkins\Brown produced 5 consultation boards to explain the proposals to the residents.

MAIDEN LANE Allensbury Place & Broadfield Lane

01 THE SITE & HISTORY

Site History
The Estate was built in two phases in the late 1970s and early 1980s. Maiden Lane is a low-rise high density estate comprising 479 dwellings providing a mix of accommodation sizes. It is an example of high quality public housing and is widely loved within the borough. 1-35 Allensbury Place and 7-23 Broadfield Lane form part of the original built estate and are situated near the eastern entrance to the estate.

They are the two blocks indicated in red on the site plan - right hand side of the site. Current street frontage, turning back way and access at Maiden Lane near Allensbury Place.

The site plan of Maiden Lane shows the location of the site. The site plan of Maiden Lane shows the location of the site. The site plan of Maiden Lane shows the location of the site.

Community Investment Programme
Maiden Lane was built as a flagship project for the London Borough of Camden and forms part of the Council's Investment Programme in Camden's housing, social and other public services. Proposals have been developed by 1999 and other public services. Proposals have been developed by 1999 and other public services. Proposals have been developed by 1999 and other public services.

MAIDEN LANE Allensbury Place & Broadfield Lane

04 EXISTING ELEVATIONS

Architectural elevations of the existing buildings:

- Allensbury Place North Elevation
- Allensbury Place South Elevation
- Broadfield Lane East Elevation
- Broadfield Lane West Elevation

MAIDEN LANE Allensbury Place & Broadfield Lane

02 BRIEF / SCOPE OF WORKS - ALLENSBURY PLACE

ANALYSIS OF THE HOMES

- 01 Some Stable Doors are understood to be draughty
- 02 Timber panels are understood to be underused in some homes
- 03 Clerestory glazing with chunky frames and narrow glazed area
- 04 Windows generally in poor condition and in require upgrading / replacement

ANALYSIS OF THE BLOCK

Allensbury Place: North Facade Analysis

Allensbury Place: South Facade Analysis

Layout & orientation: Allensbury & Broadfield face South

Storey heights: The block consists of 4 storeys total. Ground Floor +3

Access: 2 communal entrances, one at the front, one at the rear

Rhythm: The block consists of 4 storeys total. Ground Floor +3

Objects: Communal glazed circulation cores break up the elevation

Soft / Hard: Other living spaces such as living rooms and bedrooms face south

MAIDEN LANE Allensbury Place & Broadfield Lane

05 WHAT ARE THE BENEFITS OF MAKING CHANGES?

THE BENEFITS

- Reduce Solar Gain**
Energy efficient windows can reduce solar gain into the homes
- Improve Insulation**
Energy efficient windows can help reduce heating costs
- Reduce Air Leakage**
Energy efficient windows can help reduce air leakage providing a warmer home during the winter months
- Reduce Noise Transmittance**
Double glazed windows can help reduce external noise transmittance
- Improved Overall Aesthetic**
New windows will improve the overall aesthetic of the blocks

THEMES

- Theme 1: Retain timber panels & thinner timber window frames
- Theme 2: Glazed panels & thinner timber window frames

Your comments here

05

**ANALYSIS:
ALLENSBURY PLACE**

05 Analysis : Allensbury Place

5.1 Survey Information and Record GA Plans and Elevations

Third Floor

Second Floor

First Floor

Ground Floor

greenhatch group
19792_03_P

Hawkins Brown Architects LLP
Maiden Lane Estate, London NW1 9YR
Allensbury Place Footprint Layout Plans
A10 1: 100 21032014
PM CT31

Elevation 4

Elevation 5

Elevation 6

greenhatch group
19792_05_E

Hawkins Brown Architects LLP
Maiden Lane Estate, London NW1 9YR
Allensbury Place Elevations
A10 1: 100 21032014
PM CT31

Elevation 7

Elevation 8

Elevation 8

greenhatch group
19792_06_E

Hawkins Brown Architects LLP
Maiden Lane Estate, London NW1 9YR
Allensbury Place Elevations
A10 1: 100 21032014
PM CT31

Above and Right:
Survey information produced
by GreenHatch

05 Analysis : Allensbury Place

5.2 Overview Analysis of Block



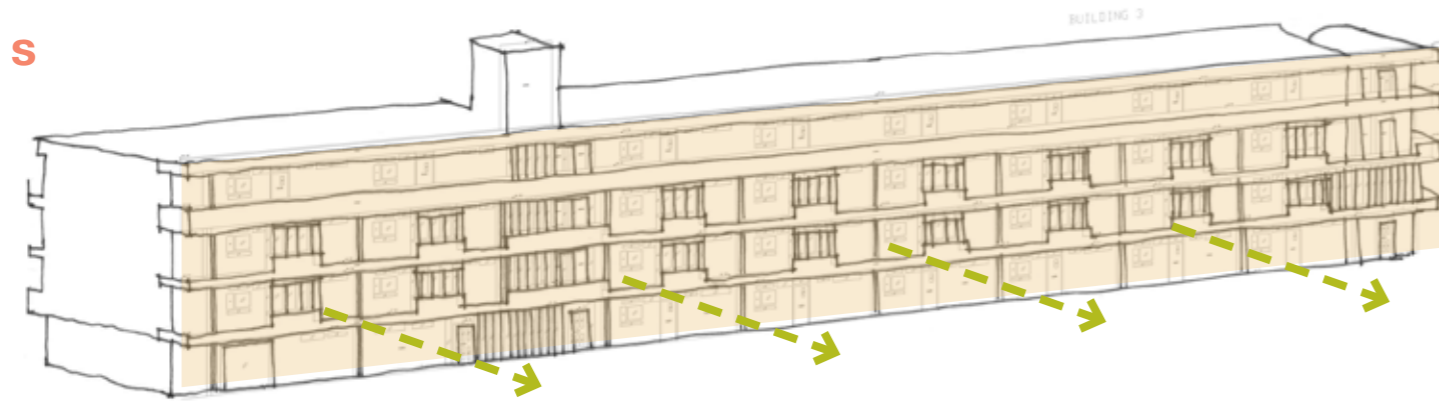
North Elevation



South Elevation

05 Analysis : Allensbury Place

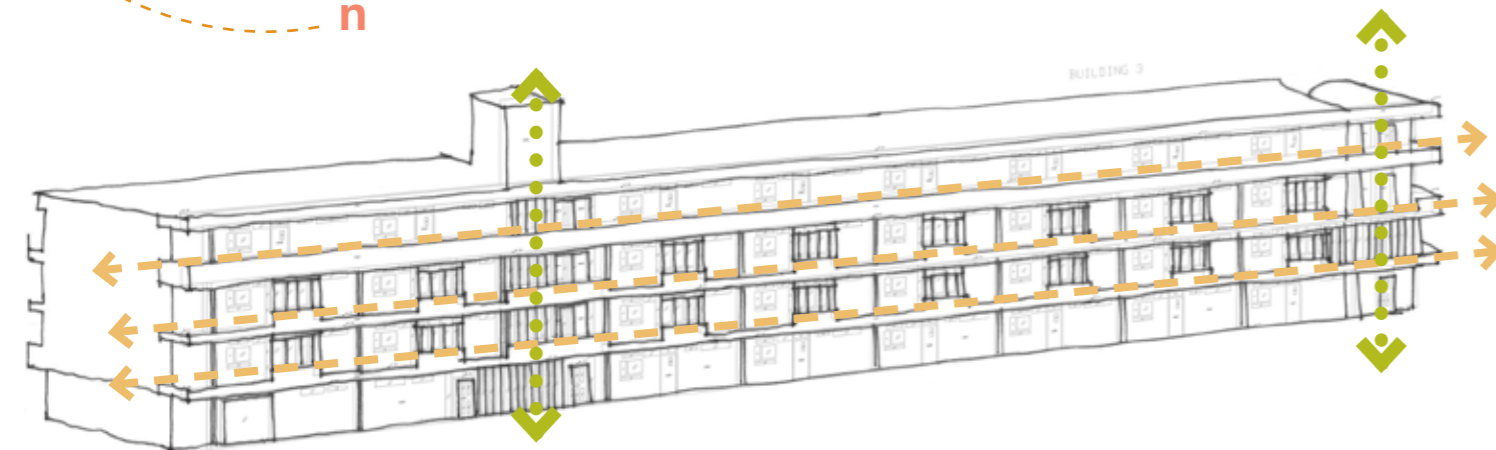
5.2 Overview Analysis of Block - North Elevation



Layout & orientation - Kitchens & Bathrooms facing North



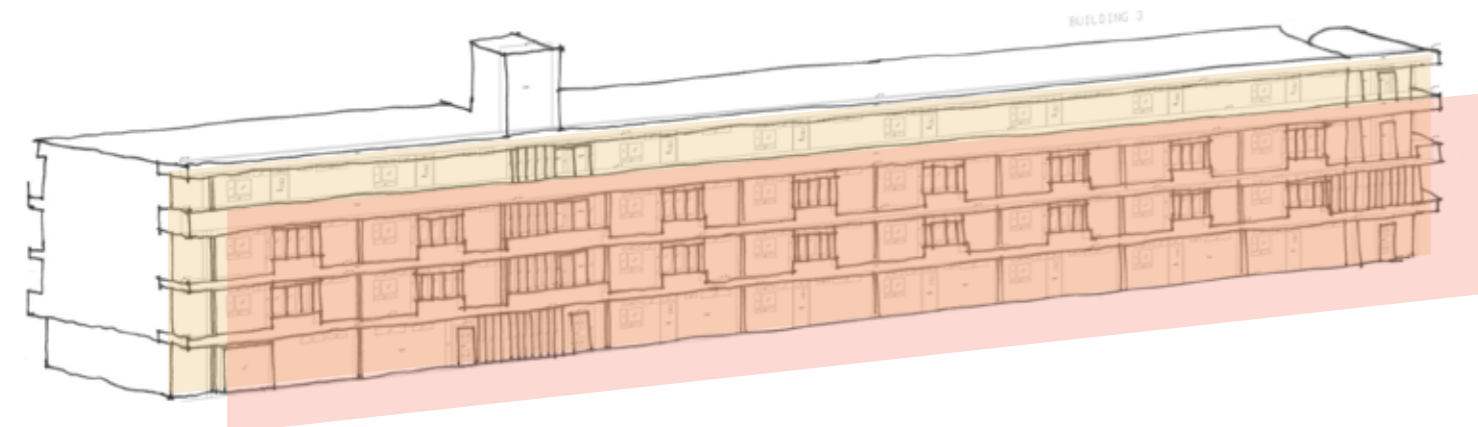
Storey heights - Ground Floor +3



Access - 2 large communal entrances service upper floors, individual flats accessed via a communal deck on the upper floors



Rhythm - Reads as one block with a horizontal rhythm broken up by vertical glazed screens



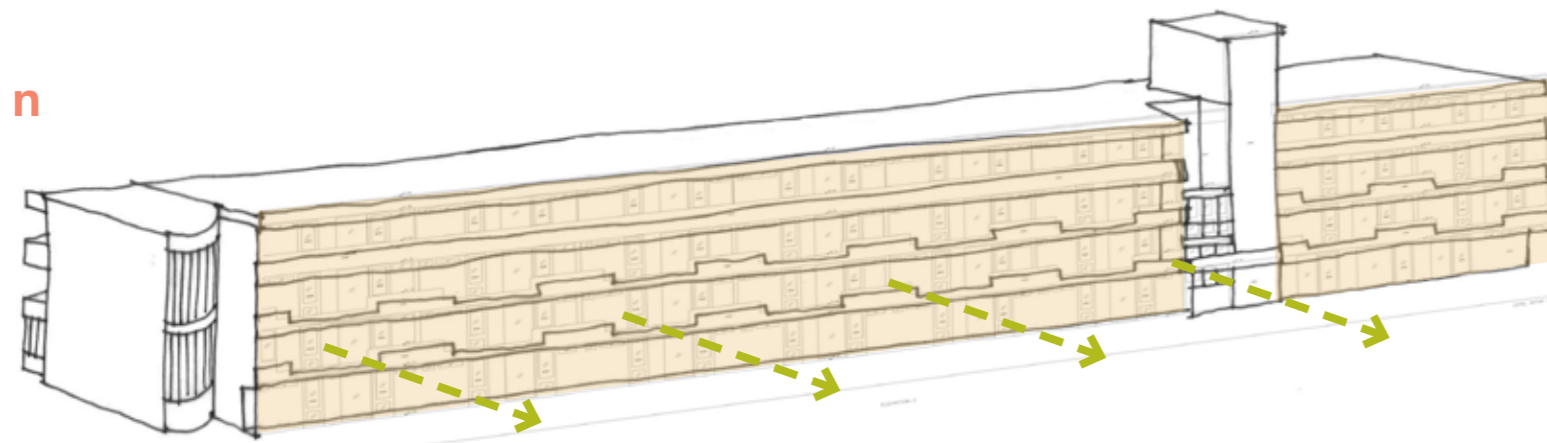
Transparency / Screening - Glazed screens to the communal entrances & glazed nooks create the illusion of a second skin to the facade



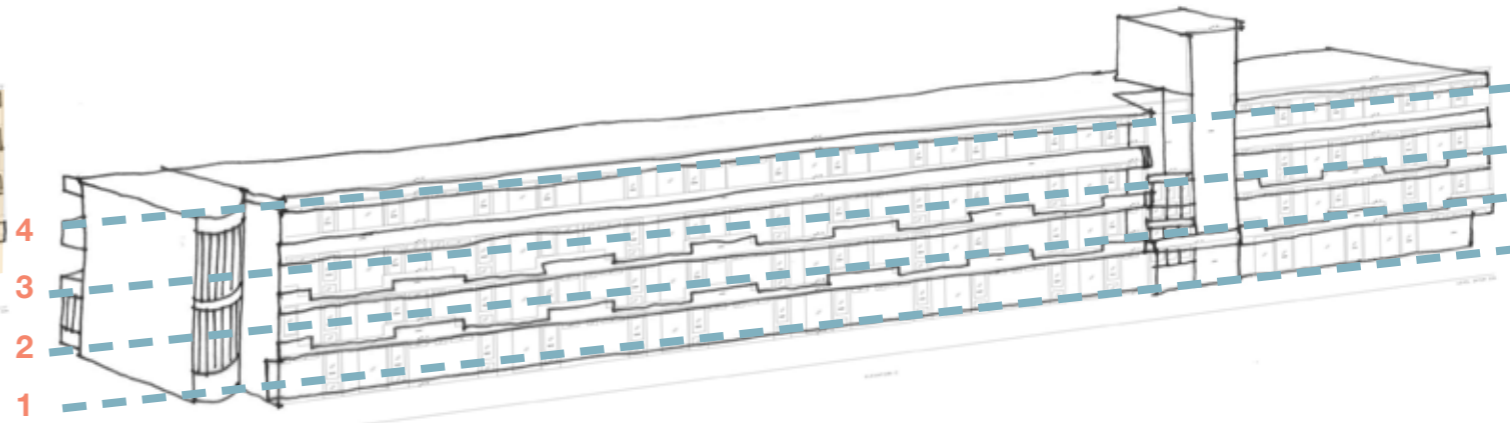
Enclosure - North facade utilises screens to open the facade and at the same time maintain privacy from the street for its residents on the upper floors

05 Analysis : Allensbury Place

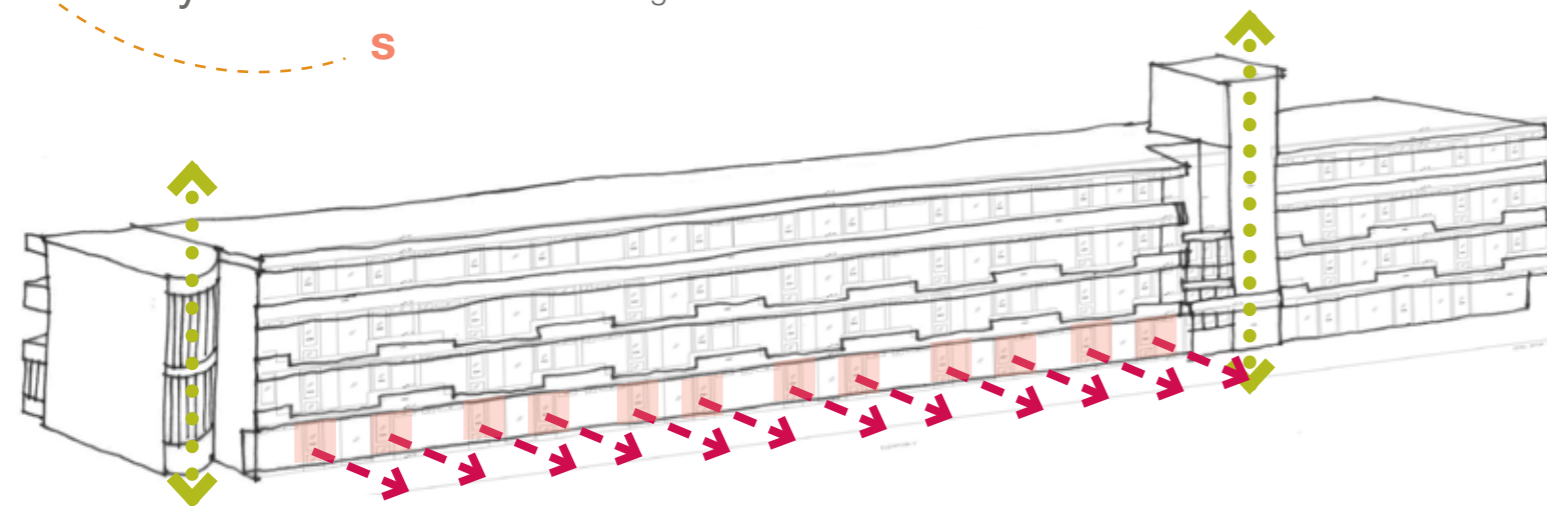
5.2 Overview Analysis of Block - South Elevation



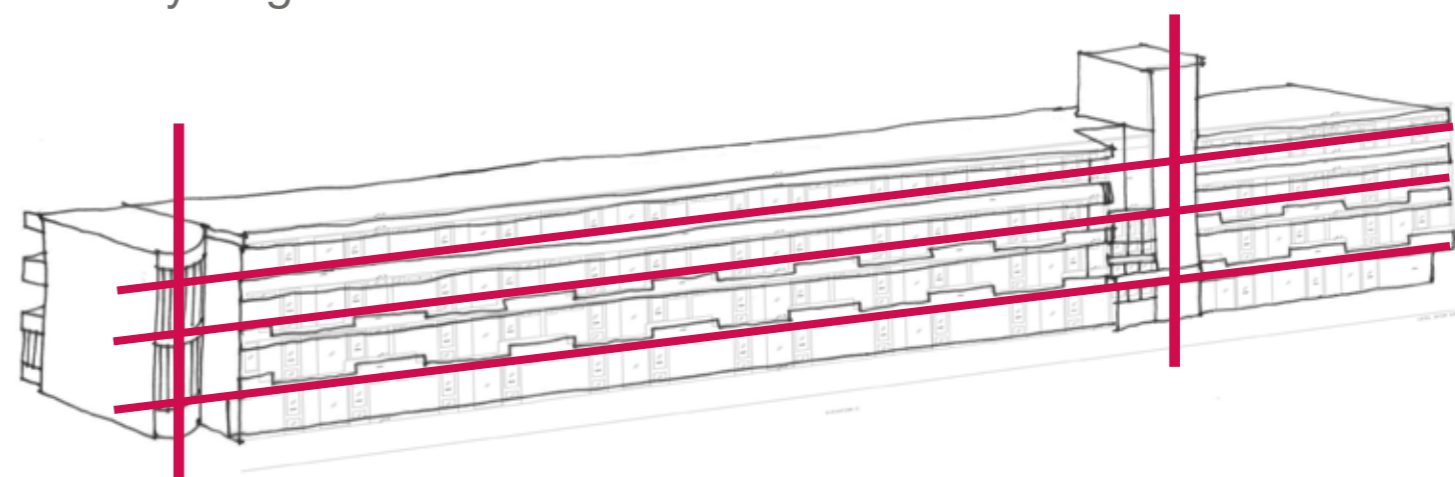
Layout & orientation - Living Rooms & Bedrooms face South



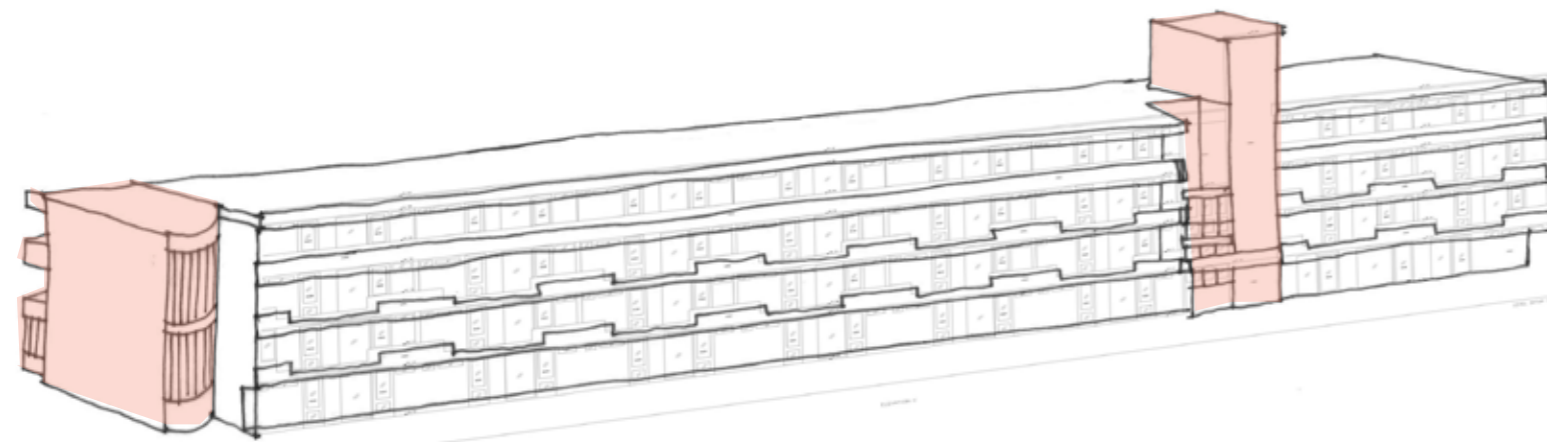
Storey heights - Ground Floor +3



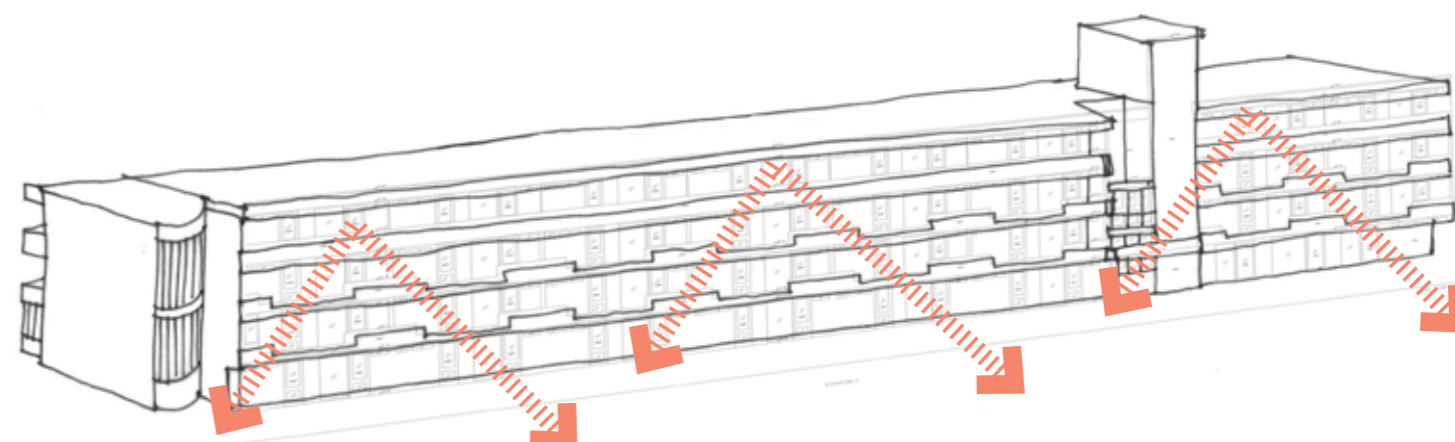
Access - 2 large communal entrances, private access to private balcony from each flat



Rhythm - Reads as one block with a horizontal rhythm terminating at communal entrances



Objects - Communal glazed circulation cores break up the elevation



Soft / Hard - Softer living spaces such as living rooms and bedrooms face south

05 Analysis : Allensbury Place

5.3 Condition

Windows :

- Current windows in poor condition
- Security grilles to be removed on all windows
- New windows & timber panels throughout

Facade :

- Glazed screen 'nooks' in relatively poor condition, some worse than others

Note: Works to facade not in scope of works for current package - likely to commence under next package of works.

Private Front Doors :

- Current condition varies but most are in poor condition
- Some have security grilles

Note: Works to front doors not in scope of works for current package - likely to commence under next package of works.

Balustrading :

- Current balustrading in relatively poor condition

Note: Works to balustrading not in scope of works for current package - likely to commence under next package of works.

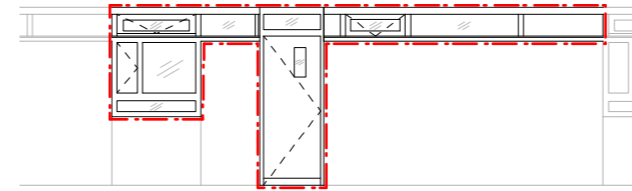


05 Analysis : Allensbury Place

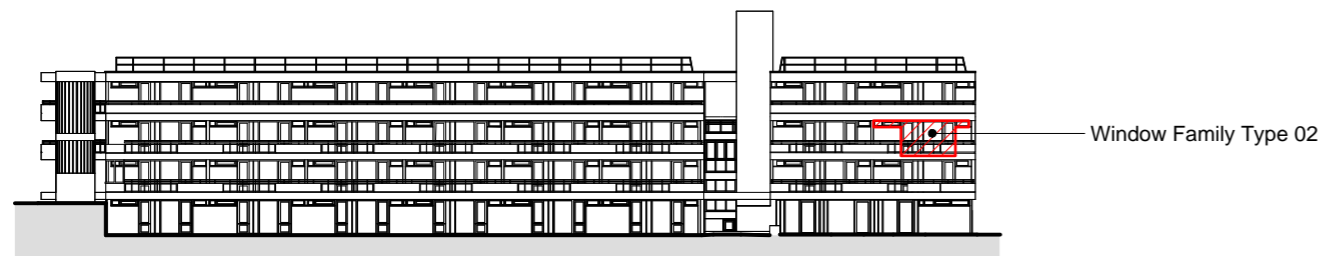
5.4 Analysis of Existing Window Types



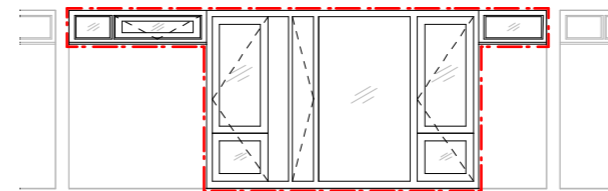
Allensbury Place North Elevation



Existing Window Family Type 01
Allensbury Place
North Elevation
30no



Allensbury Place South Elevation



Existing Window Family Type 02
Allensbury Place
South Elevation
30no

