

SIDNEY ESTATE LONDON NW1

**PROPOSALS FOR NEW LIFTS FOR ACCESS TO EXISTING RESIDENTIAL
BLOCKS**

APRIL 2015

DESIGN AND ACCESS STATEMENT



EXISTING LIFT ALREADY COMPLETED FOR ST FRANCIS HOUSE

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THIS REPORT IS TO BE READ IN CONJUNCTION WITH ARCHITECTS DRAWINGS:

3713/PL 01 LOCATION PLAN

3713/PL 02 SITE PLAN

3713/PL10 ST ANTHONYS FLATS CHALTON ST – FLOOR PLANS

3713/PL11 ST ANTHONYS FLATS CHALTON ST – ELEVATIONS & SECTIONS

3713/PL12 ST ANTHONYS FLATS CHALTON ST – PHOTOS OF EXISTING

3713/PL20 ST ANTHONYS FLATS ALDENHAM ST – FLOOR PLANS

3713/PL21 ST ANTHONYS FLATS ALDENHAM ST – ELEVATIONS & SECTIONS

3713/PL22 ST ANTHONYS FLATS ALDENHAM ST – PHOTOS OF EXISTING

3713/PL30 ST MICHAELS FLATS – FLOOR PLANS

3713/PL31 ST MICHAELS FLATS - ELEVATIONS & SECTIONS

3713/PL32 ST MICHAELS FLATS - PHOTOS OF EXISTING

3713/PL40 ST NICHOLAS FLATS ALDENHAM ST – FLOOR PLANS

3713/PL41 ST NICHOLAS FLATS ALDENHAM ST – ELEVATIONS & SECTIONS

3713/PL42 ST NICHOLAS FLATS ALDENHAM ST – PHOTOS OF EXISTING

3713/PL50 ST NICHOLAS FLATS WERRINGTON ST – FLOOR PLANS

3713/PL51 ST NICHOLAS FLATS WERRINGTON ST – ELEVATIONS & SECTIONS

3713/PL52 ST NICHOLAS FLATS WERRINGTON ST – PHOTOS OF EXISTING

1 INTRODUCTION

This Statement has been prepared on behalf of our client, Origin Housing, to improve the access to existing upper floor flats at the Sidney Estate where there is only walk-up stair access at present. The Sidney Estate has 8 major blocks, and three of these already have lift access. This application is for the provision of new lifts to the remaining five blocks.

2 THE AMOUNT OF DEVELOPMENT

The proposals would comprise the installation of 5 new 8 person lifts as follows:

- For St Anthonys Flats Chalton Street, serving four levels
- For St Anthonys Flats Aldenham Street, serving five levels
- For St Michaels Flats, serving five levels
- For St Nicholas Flats Aldenham Street, serving five levels
- For St Nicholas Flats Werrington Street, serving five levels

3 SITE ANALYSIS AND EVALUATION

3.1 The Site Location, Site Area and Boundaries

Refer to the Location Plan 3713/PL01. The site is edged in red, and comprises an entire urban block bounded by Bridgeway Street, Chalton Street, Aldenham Street, and Werrington Street, in London NW1. The site area is approximately 0.84Ha.

Of the eight blocks, two have dual access:

- St Anthonys Flats with access from both Aldenham Street and Chalton Street
- St Francis House with access from Bridgeway Street
- St Georges House with access from Bridgeway Street
- St Christophers House with access from Bridgeway Street
- St Nicholas Flats with access from both Werrington Street and Aldenham Street
- St Michaels Flats, with access from the internal courtyard

3.2 Site Features and Constraints

The area was developed for residential use in the 1930s in these interlinked blocks, varying from 4-5 storeys. They are grouped around courtyards facing onto the street, and also internally facing onto a central courtyard. Separate access is provided from street level into each block. This access is in the form of walk-up stairs, as originally built. However new lifts have recently been added to improve access to three of the blocks: St Francis House; St Georges House; St Christophers House.

The buildings are finished in stock brick, generally in English bond with decorative stone mouldings. Roofs are pitched, partly with mansard slopes, or flat with parapets, with tall chimney stacks. A feature of the original development was the use of decorative features by contemporary artists such as Gilbert Bayes. These features included plaques, finials to washing lines, and statuary within niches, which survive at the frontages to St Nicholas in Aldenham Street, and St Anthonys in Chalton Street. Decorative radial paving and the original washing line posts still survive in areas such as the St Nicholas Aldenham Street frontage.

There are a number of mature trees at the perimeter of the site, and small trees and shrubs within the central courtyard, and they will all be retained and protected within these proposals.

There is no history of surface water flooding on the site. The site has been in use as residential since the 1930s and there is no evidence of ground contamination.

4 PLANNING POLICY

- 4.1 Council policy DP24 – Securing High Quality design – requires that any adaptation of existing buildings must address this issue and respond to access needs whilst ensuring that alterations are sympathetic to the building's character and appearance.
- 4.2 Council policy DP29 – Improving Access - encourages the improvement of access generally, and specifically to provide access to secure accessible homes.
- 4.3 Community Involvement: the current proposals have been developed with the Sidney Estate residents as part of a comprehensive series of improvements to the Sidney Estate. Presentations to residents were made at several exhibitions which among others, were held in November 2013, September 2014, and February 2015. These current proposals have received almost unanimous support from residents at all these events. Comment sheets from these events record the overwhelming support for these proposals.

5 LAYOUT, SCALE AND APPEARANCE

5.1 Site Arrangement and Access

For plans of the individual lifts refer to the detail drawings which are listed in the Introduction to this report. Each of the new lifts are positioned to be visible from and have direct access from the street. The lift shafts are positioned so that they open into common areas at the upper levels, either onto stairways or balconies, which then give direct access to the flats at each level.

Where the development of new lifts would be built on existing refuse stores, new stores of the same size will be provided, and these stores are proposed as follows:

- St Anthony's Flats in Aldenham Street: refer to drawing 3713/PL20 & 21.
- St Michael's Flats: refer to drawing 3713/PL30 & 31.
- St Nicholas Flats in Aldenham Street: refer to drawing 3713/PL40 & 41.

5.2 Scale of the Development

The new lift shafts have been planned to serve all levels of the flats in each block. Including the over-run required at the head of the shaft, they will not exceed the height of the adjoining roofs, as can be seen by referring to the Section drawings. The horizontal projection from the buildings has been limited to the minimum lobby or landing size required for comfortable access.

5.3 Visual Appearance

The lift shafts would have a brick clad base with bonding to match the existing facades, as far as is possible with modern materials. The upper levels would be clad externally with colour-coated steel panels, incorporating a horizontal band at each floor level in a contrasting colour. This is planned to emphasise the horizontal, and reduce the apparent vertical height of the shafts.

The new lift landings would be open with a frameless glazed balustrade, and a stainless steel handrail.

5.4 Landscape

All existing trees will be protected and maintained, and the existing plants and shrubs in the front and rear gardens preserved. Planting areas in front of the new lift for St Michaels will be extended and enhanced (refer to drawing 3713/PL30).

There are a wide variety of ground finishes in the positions where the new lifts are proposed, ranging from red or black tarmac, natural finish paving slabs, and brick or concrete block paving. Finishes are indicated on the drawings. Where the current paved ground finish is disturbed by the new lift installations, the finish would be renewed to match the existing.

6 ENERGY AND SUSTAINABILITY

The new lift installations would utilise the latest technology to include low energy consumption, reduced product life cycle costs, minimal building space requirements, and quiet and smooth ride quality.

Lift specialist suppliers have not yet been appointed, and full technical details are not available.

7 ACCESS AND TRANSPORT

The new lift installations would all have 8 person wheelchair lifts fully compliant with BS EN81-70. The installations would greatly improve access to the upper levels for all residents.

8 CONCLUSION

The current walk-up access for residents of St Anthony's Flats, St Michaels Flats, and St Nicholas Flats is open to the weather and difficult to negotiate, especially for older and unwell people and those with shopping and toddlers. This proposal if realised would complete the provision of lifts at the Sidney Estate, and permit these residents to have the same improved access as those in St Francis House, St Georges House and St Christophers House.

They would provide the residents with badly needed improved access, and we ask for your favourable consideration.