

DESIGN AND ACCESS STATEMENT

FLAT E, 10 REGENT'S PARK ROAD, NW1 7TX

TABLE OF CONTENTS

Page

1	DESIGN
	INTRODUCTION
	CURRENT STATE OF THE FLAT
	LAYOUT
2	INTERIOR FEATURES
	VERTICAL PROPORTIONS
	SURFACES AND FINISHES
3	ASPECTS THAT REQUIRE ATTENTION
	LAYOUT
4	INTERIOR FEATURES
	PROPOSED ALTERATIONS
	LAYOUT
5	INTERIOR FEATURES
	VERTICAL PROPORTIONS
6	SURFACES AND FINISHES
	ACCESS

APPENDIX: DIAGRAMS

1	Current layout diagram of division of spaces and primary circulation patterns
2	Current layout with secondary circulation pattern
3	Current layout with diagram of sun trajectory / natural light distribution and air circulation
4	Proposed new layout with diagram of augmented secondary circulation and improved natural light distribution, air circulation
5	Current layout
6	Proposed layout
7	Section A - A': Current layout and proposed layout
8	Section B - B': Current layout and proposed layout
9	Section C - C': Current layout and proposed layout
10	Sections D - D' & E - E': Current layout and proposed layout
11	Sections F - F' & G - G': Current layout and proposed layout

DESIGN

INTRODUCTION

Flat E presents a well thought-out composition of spaces that acknowledges the functional distinctions of the different residential rooms and spaces while allowing for effective patterns of interconnection, circulation and access. The proposed interventions and alterations respect and retain the original ideas, patterns and configurations, proposing carefully considered interventions that maximise the efficiency of the design for the benefit of the occupants.*

CURRENT STATE OF THE FLAT

LAYOUT

The layout of Flat E consists of three distinct components (see DIAGRAM 1):

-A public part, which is intended to accommodate everyday communal functions and entertainment. This section of the flat comprises the kitchen, living room, and balcony. It faces Regent's Park Road and its exterior belongs to the main elevation of the building.

-A private part, which is intended for the sole use of the residents. It comprises the bedroom, and it looks over the communal garden of the building block. Its exterior is the back elevation of the building.

-An entry and circulation part, which is located in the middle of the flat. Its focal point is the entrance hallway, and from there direct access to the other rooms and storage areas that are contained in the flat is possible.

There is a secondary circulation pattern, which allows for continuous movement between the entrance hallway, living room, parlour, and kitchen (see DIAGRAM 2). When fully deployed, the original bifold door between the kitchen, parlour, and living room would have provided two options. When both panels blocked access from the kitchen into the parlour (position B in DIAGRAM 3) it would have allowed for the integration of the parlour into the living room space and would have blocked natural daylight from entering the kitchen. When both panels blocked access between from the parlour into the living room (position A in DIAGRAM 3) it would allow for the integration of the parlour and

* In addition to the diagrams that illustrate the Design and Access Statements, please refer to other parts of the submission file for more information about the state of the flat and the proposal:

-Plans and sections for more detailed and scaled versions of diagrams 5-11, showing the proposed alterations in plan and section.

-Photos from each space of the flat.

the kitchen into a narrow and continuous cooking and informal dining space, allowing for the kitchen to benefit from the natural light coming through the parlour window (W.01).

INTERIOR FEATURES

There are five original design features evident in the flat (see DIAGRAM 3):

- The remaining single panel of what was originally a bifold door (D.03) between the kitchen, parlour and living room.
- The shell, two doors -one on each level- and two shelves of the fitted kitchen cupboards over the kitchen countertop.
- The built-in overhead storage cupboard, with none of the sliding doors, over the kitchen door (D.02).
- The built-in overhead storage cupboard, with one sliding door, over the storage closet and bathroom doors (D.07 and D.08)
- The built-in bedroom cupboard, with many of its interior shelves missing and only a large sliding door still in place.

VERTICAL PROPORTIONS (see DIAGRAMS 7-11)

The floor-to-ceiling height throughout the flat is 2.55m. When seen in section / elevation, the consistent height of the door openings throughout the flat -1.98m- allows for a horizontal delineation of elements that are above the doors height, namely the two overhead storage cupboards. The windows and balcony doors end only slightly higher than the 1.98m mark, which may be done intentionally by the architect to allow for the angle of vision in perspective when the front and back spaces are viewed from the central part of the flat.

Therefore approximately 4/5 of the total height of the flat is given over to space flow from one room to the next and between the inside of the flat and the outside. The only parts of the interior where this vertical division is broken are the openings between the kitchen, parlour, and living room, which are floor-to-ceiling high, possibly to create the impression that the parlour can be part of the either the kitchen or the living room when the bifold door panels would be positioned accordingly.

SURFACES AND FINISHES

The choice of materials are quite consistent inside the flat and consist of a restrained range and palette of colours.

The floors of the flat consist of an underfloor of black rubber tiles, overlaid with carpet in all spaces apart from the bathroom, WC, storage closet and kitchen.

Walls are plastered and painted white with the exception of the WC, where all the walls are tiled, and small tiled portions of the kitchen (sink) and bathroom (sink and bathtub) walls.

With the exception of the WC ceiling, which is entirely tiled, the rest of the ceilings in the flat are painted white.

All internal doors with the exception of the bifold door panel are standard, single paneled, and they are painted white. The bifold door panel is thicker and more solid, with floor to ceiling height, also painted white.

The secondary glazing of the flat windows and balcony doors has a wooden frame that is either varnished (W.04) or lacquered (W.01, D.04).

The other interior features mentioned previously have -where they survive- dark wooden frames and doors. The two overhead storage cupboards have interiors that consist of walls and wooden bases, all painted white. Parts of the shells of the fitted kitchen cupboards and the built-in bedroom cupboards are also made of wood, while the backs of the interiors are the walls they are fitted against.

ASPECTS THAT REQUIRE ATTENTION

LAYOUT

The overall concept of the layout is very functional, yet there are certain areas that merit improvement. (see DIAGRAM 3)

The arrangement of bathroom, storage closet and WC present a fragmentation of what could effectively be two distinct functions, namely bathroom with toilet and storage. The present arrangement makes for a very narrow WC, with hardly any space to move around, and an equally narrow storage closet. The bathroom cannot have a toilet because of lack of room.

The door leading from the entrance hallway to the living room (D.05) is not optimally placed to allow for a direct connection between the front and the back of the flat, which would result a more effective air circulation pattern and light distribution throughout the spaces. There are no windows in the middle part of the flat that would allow for air and natural light to enter, therefore the entrance hallway is dependent on the bedroom, living room and kitchen to receive air currents and daylight

The kitchen is a relatively narrow space that has what is effectively a N - S orientation, with the windows of the S facade allowing for the daylight to enter. The presence of the solid dividing wall between the kitchen and the living room, the solid wall segment next

to the stove dividing kitchen and parlour, and the inability of the bifold door panel to fold completely against the wall combine to severely impact the amount of natural daylight the kitchen can receive during the course of a day.

INTERIOR FEATURES

It is evident that most of the interior features have not been cared for adequately by previous occupants of the flat and they were allowed to fall into a state of severe disrepair over several decades. As things stand, apart from the two overhead storage cupboards which are effectively part of the wall system of the house and can be used in their current position with a new pair of doors and interior refurbishment (painting), the other features cannot be restored into a functional state as they are missing many of the original pieces (doors, shelves, dividers, sliding door mechanisms).

PROPOSED ALTERATIONS

LAYOUT

The general layout of the flat remains the same. A few adjustments are envisioned to address the points raised previously. (see DIAGRAM 4)

The bathroom and WC will be consolidated into two spaces. The new bathroom absorbs what used to be the storage closet, and the new space for storage is the old WC, which has a more generous set of proportions in terms of width, length and height with the absence of the overhead storage cupboard. The latter remains in position over the new bathroom. When all changes are considered, overall storage capacity of the flat increases without compromising the functions envisioned for the part of the flat.

The door leading from the entrance hallway into the living room (D.05) is slightly moved to be in line with the bedroom door (D.09). This addresses the issue of optimal light and air circulation throughout the flat, also allowing for a very linear, direct visual connection across the flat.

A new divider between the kitchen and the living room comprising of a wall segment, shelves and storage adds a functional ambulatory pattern of circulation between kitchen, parlour and living room in addition to the one already in place between the entrance hallway, kitchen, parlour, and living room. This enables a more direct access between the kitchen and living room while still retaining the division of the two spaces. It also allows for more natural light to enter the kitchen for most of the day, which was the one element that the kitchen was lacking previously. There is also a new opening cut into the wall segment between the kitchen and the parlour that also allows for more natural light to come through the parlour windows (W.01) into the kitchen. Through that opening the

kitchen working surface extends into the parlour up to the window, integrating further the preparation with the consumption of food. Finally, a new bifold door comprising of glass panes set in a wooden frame will be put in place where the original one stood, with a set of hinges that allows it to fold completely behind the full-height segment of wall that remains between the kitchen and the living room (position C in DIAGRAM 4) as well as retain the original two closing positions as originally designed (positions A and B in DIAGRAMS 3 and 4). This way the original function of the bifold door is not compromised and is further enhanced by allowing the door to allow for space and natural light to flow through the spaces.

INTERIOR FEATURES (see DIAGRAMS 5-11)

The two overhead storage cupboards shall remain in place, with a new frame, sliding mechanism, and sliding doors.

The kitchen and bedroom cupboards, in a state of severe disrepair currently, will be removed. In the kitchen new wooden cupboards will be purpose-built where the old ones stand at present. In the bedroom the bed will be positioned where the cupboard is located, together with a purpose-built shelf arrangement behind the bed for general storage. There will be two new wooden cupboards in the room, on either side of the window.

The bifold door panel that remains will be removed, and a new bifold door, hinged on the same position and serving the same functions as the original one, will be put in place. A different hinge will be used, as mentioned, so the bifold door folds completely into the wall segment on the side of the kitchen when not used to divide the spaces. It will be made of a wooden frame with glass, to address the issues highlighted previously of optimal distribution of natural light between the spaces in the front of the flat and particularly in the kitchen.

VERTICAL PROPORTIONS (see DIAGRAMS 7-11)

The alterations proposed do not impact the vertical division of the flat. If anything, they enhance it. There will be shelves on either side of the living room and where the bedroom cupboard used to be starting just above the level of the door frame. With the exception of the deep shelf over the kitchen / living room divider which also allows for overhead storage -mirroring the overhead storage cupboards already in place- these shelves will be between 25-30 cm deep and they will allow for indirect lighting of the living room and the bedroom by positioning spotlights on an upward angle that will bounce light off the ceiling and the walls. They will be above eye level and they will have an angled border so that light is properly directed at an upward angle.

The overhead storage cupboards are kept in place in the kitchen and in the entrance hallway, as mentioned. There is another opening envisioned for the new storage closet,

directly mirroring the opening of W.02. This is there to allow more artificial light to filter into the living room from the new storage closet, without an overhead segment.

The overhead lighting segments, which mostly comprise of slim ceiling tracks, will be in the kitchen, storage closet, and bathroom. In the bathroom there will be two built-in spotlights on the bottom of the overhead storage cupboard to light the front part of the bathroom.

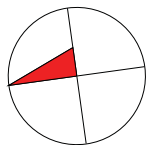
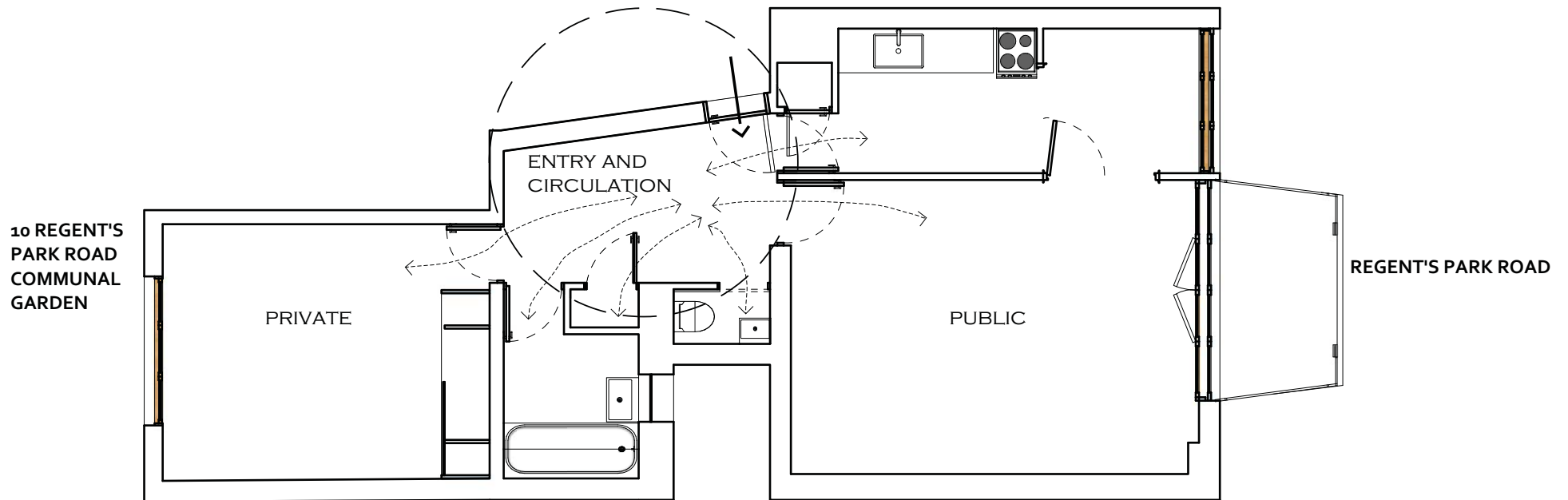
Finally, the two cupboards on either side of the bedroom window (W.04) will stop at the top of the window frame, respecting the proportionality of the design. On top of them there will also be angled lights to the ceiling and walls of the bedroom, similar to the ones on the shelves of the wall opposite.

SURFACES AND FINISHES

The palette of materials, colours and finishes will remain the same, with the exception of the floor which will have a top layer of large (40x80 or 60x90) rectangular porcelain tiles throughout. The new wooden surfaces will be either varnished or lacquered and stained so that they can emulate either the lighter wood of the secondary window and balcony door glazing, or the darker wood that was originally in the flat.

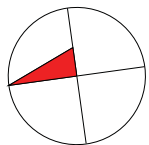
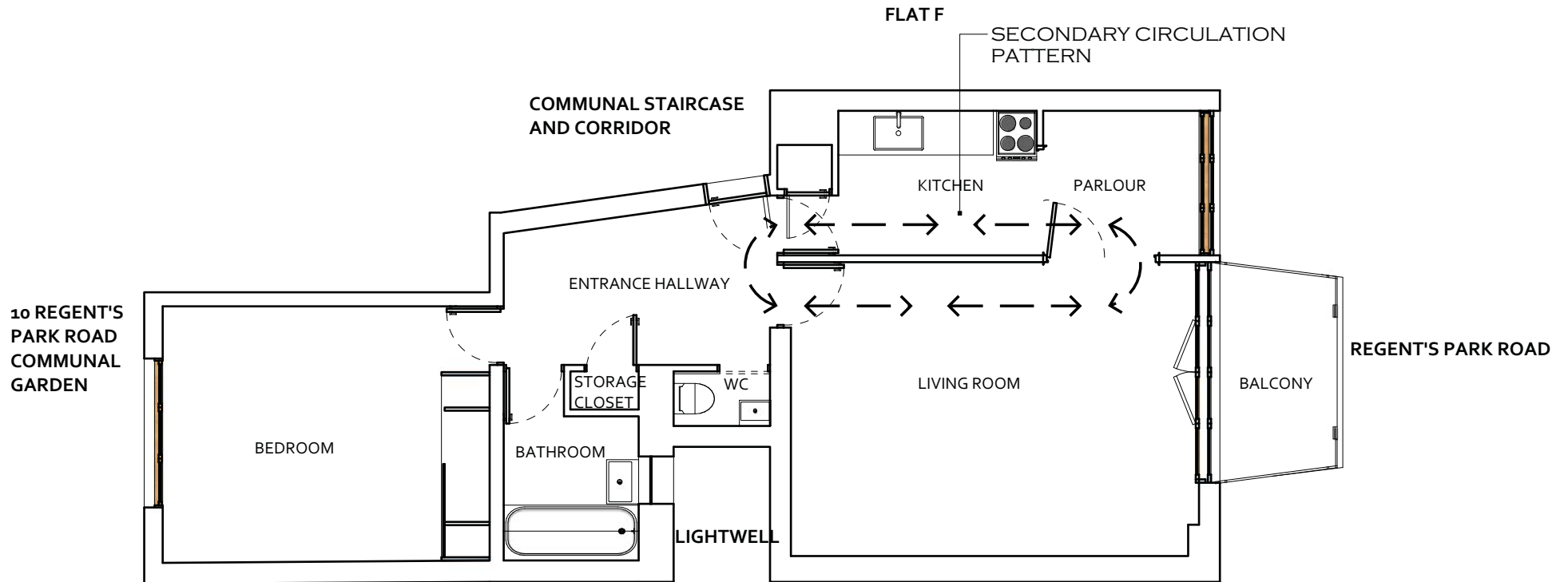
ACCESS

The building entrance is level with the pavement, allowing direct access to wheelchairs. The only means of going up or down the building is through the central staircase. The flat is accessed through the second floor corridor, which is level with the floor of the flat. The flat itself is on one level, which enables uninterrupted circulation in all spaces without any obstacles.



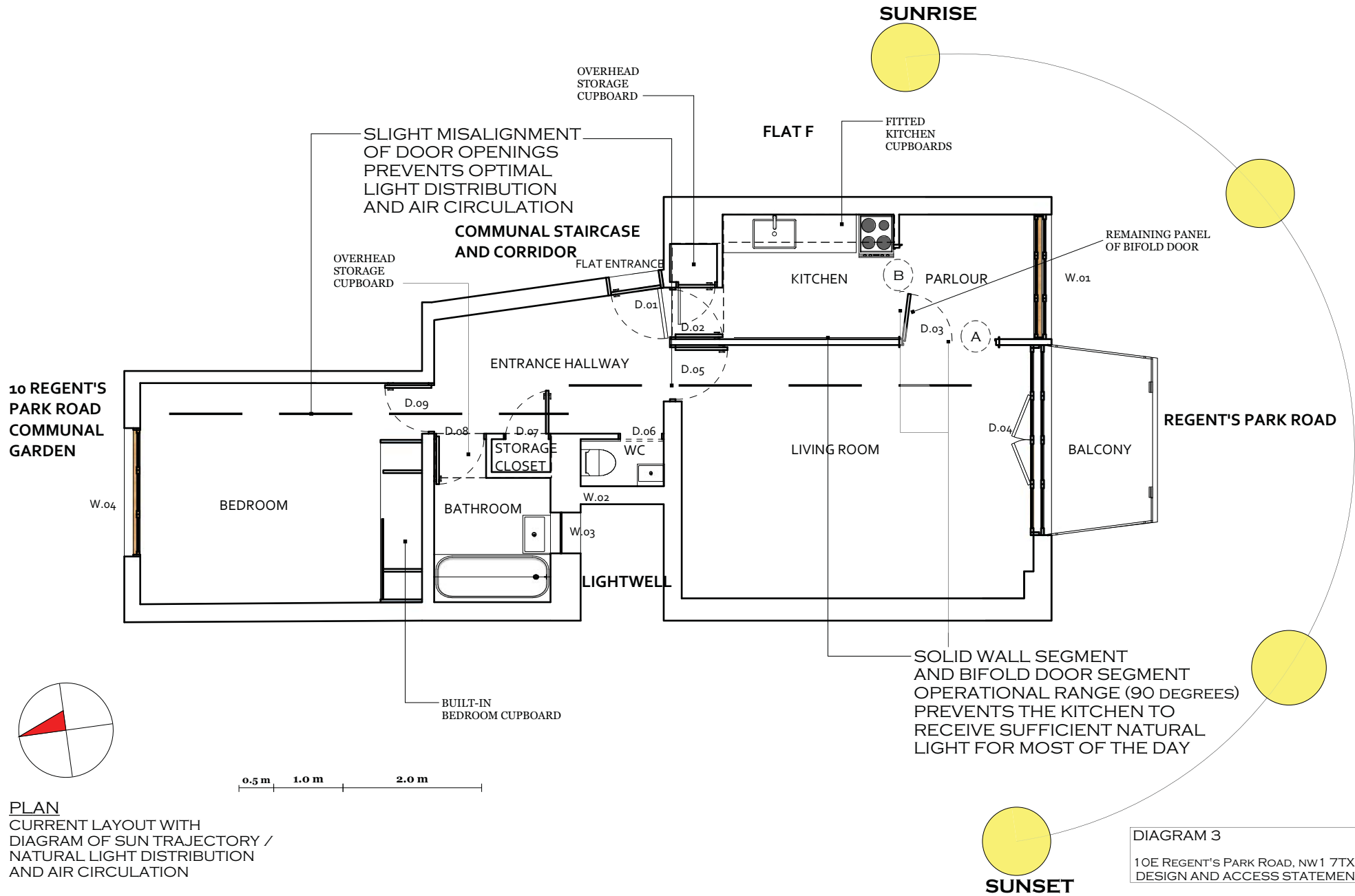
PLAN
 CURRENT LAYOUT DIAGRAM
 OF DIVISION OF SPACES AND
 PRIMARY CIRCULATION PATTERNS

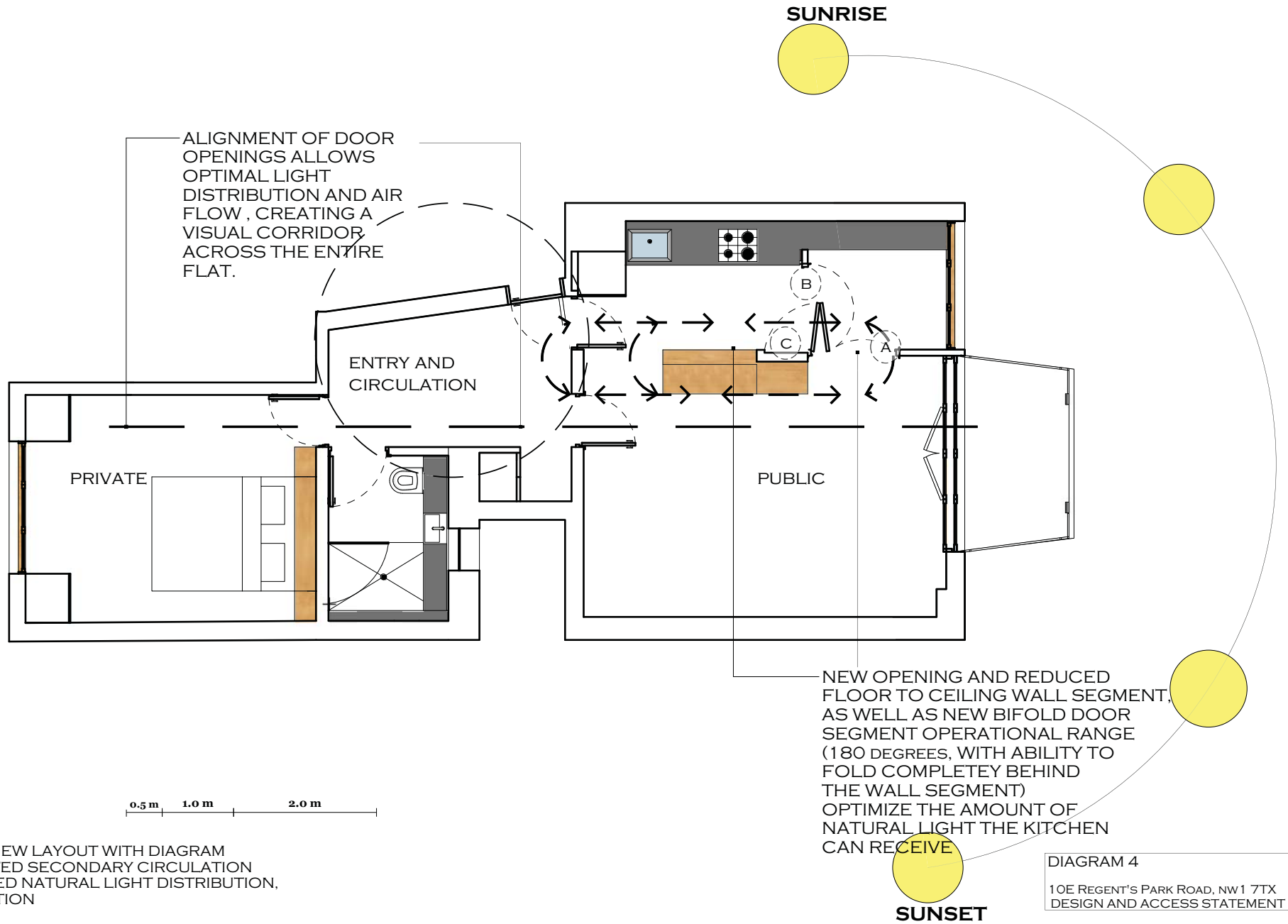
DIAGRAM 1
 10E REGENT'S PARK ROAD, NW1 7TX
 DESIGN AND ACCESS STATEMENT

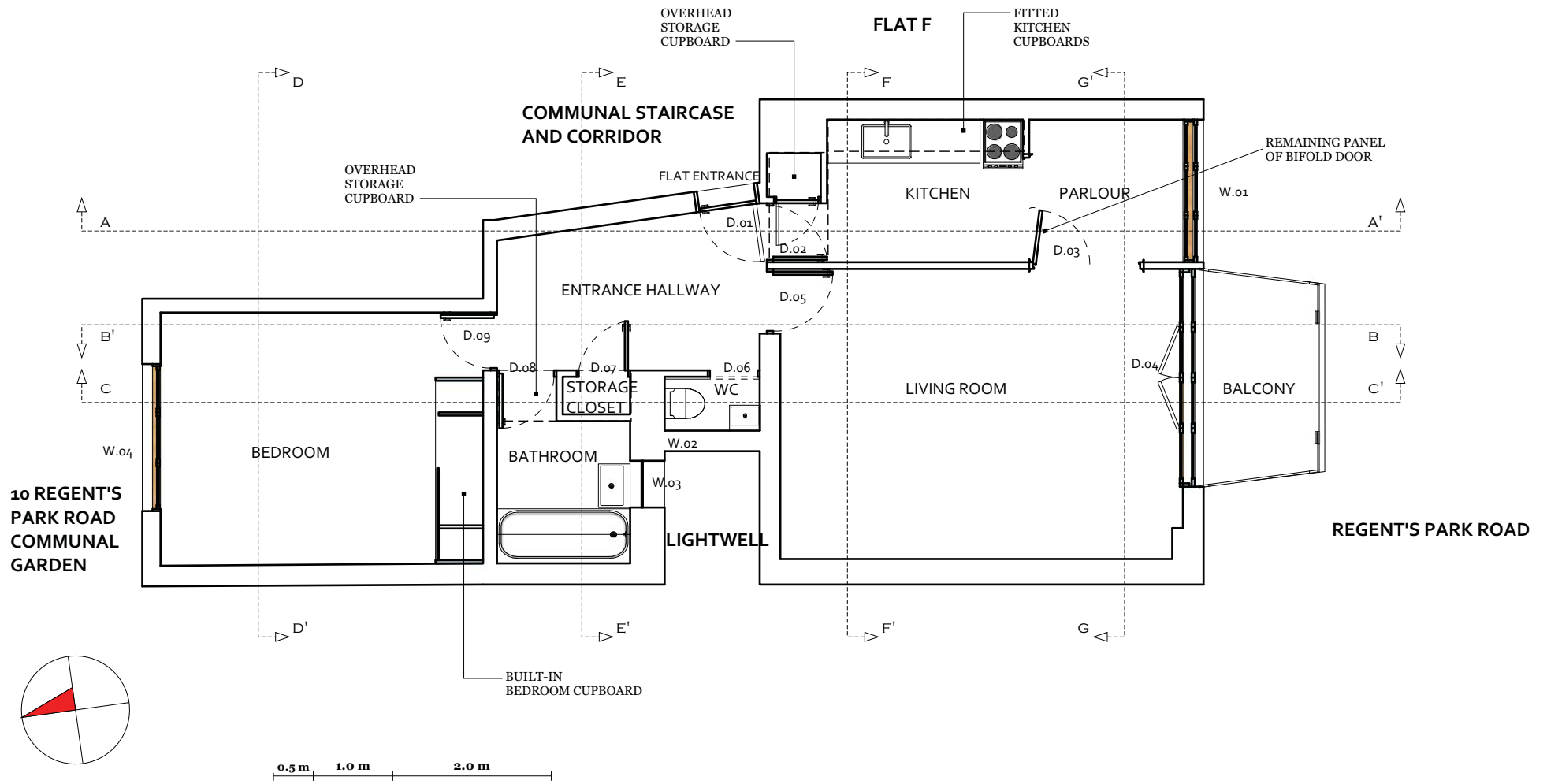


PLAN
CURRENT LAYOUT WITH
SECONDARY CIRCULATION
PATTERN

DIAGRAM 2
10E REGENT'S PARK ROAD, NW1 7TX
DESIGN AND ACCESS STATEMENT

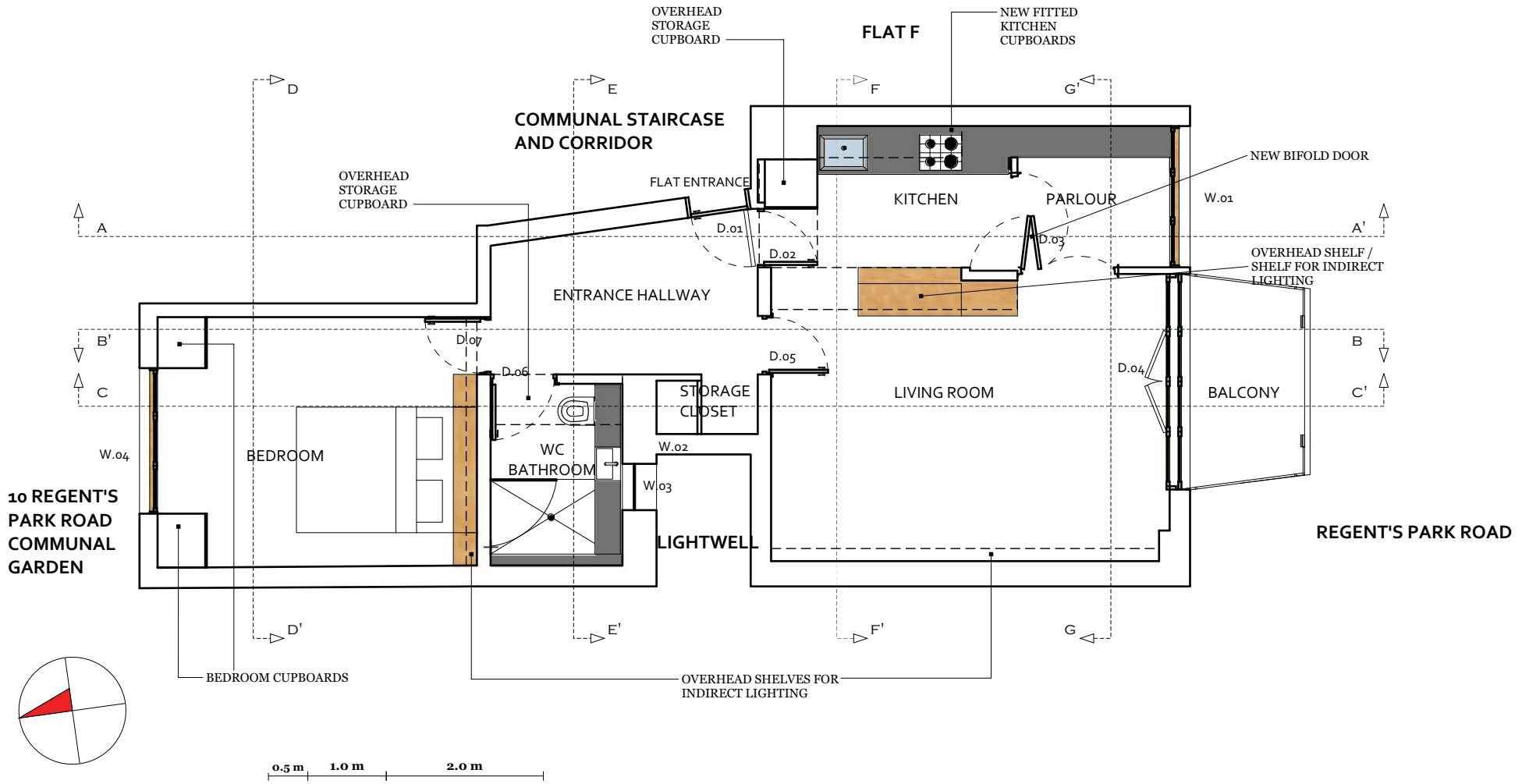






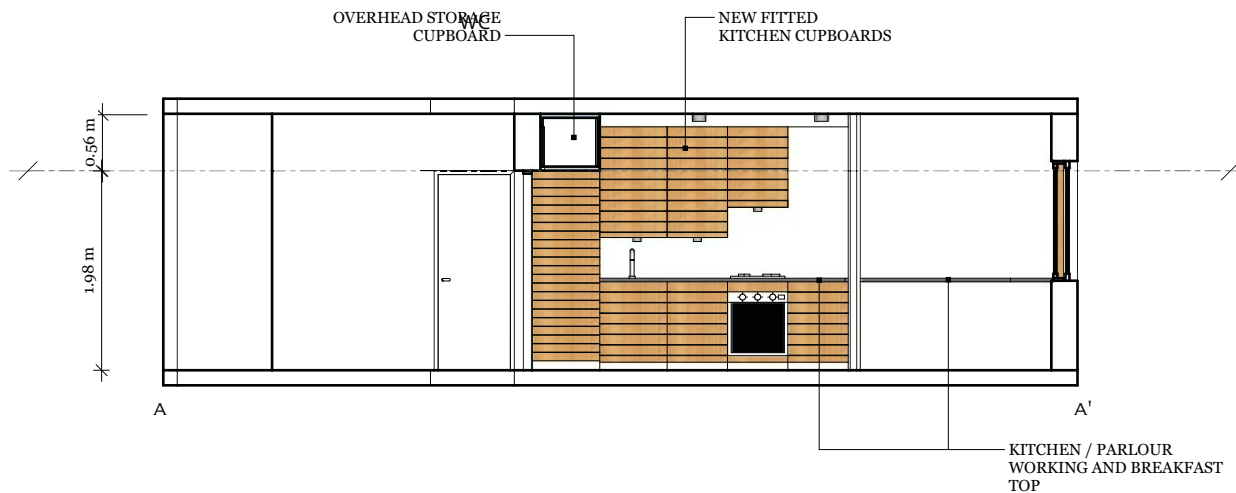
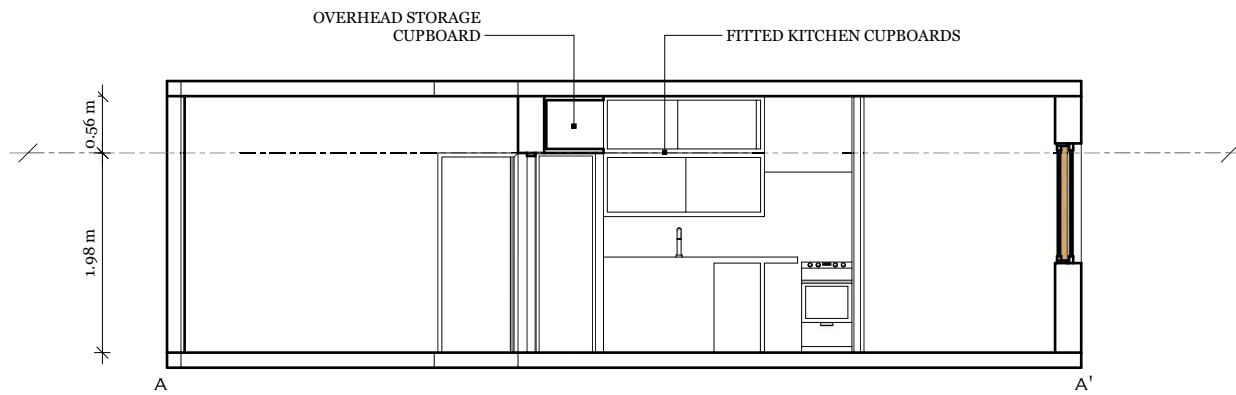
PLAN
CURRENT LAYOUT

DIAGRAM 5
10E REGENT'S PARK ROAD, NW1 7TX
DESIGN AND ACCESS STATEMENT

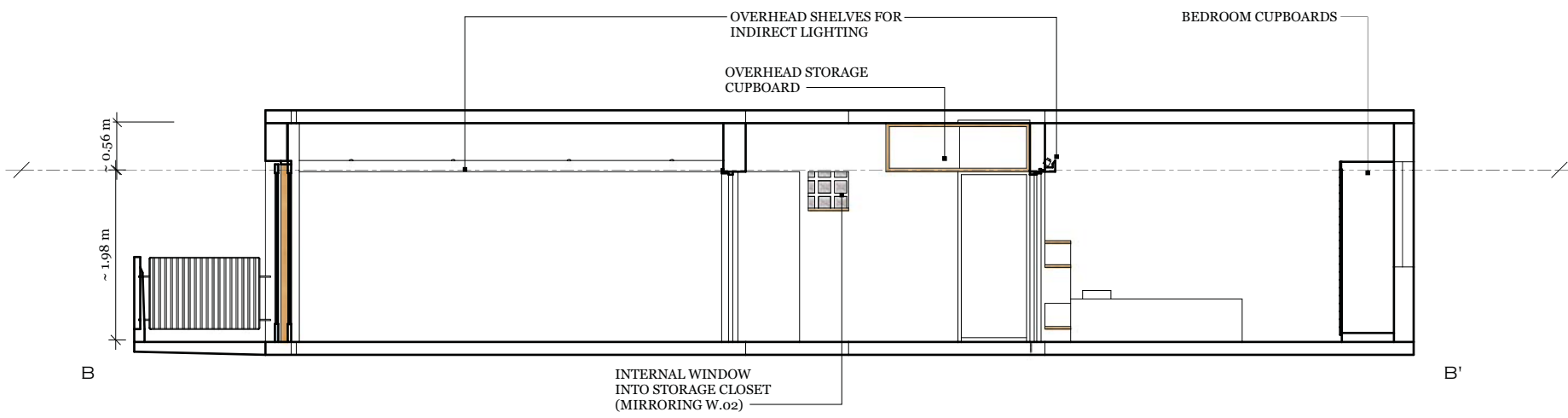
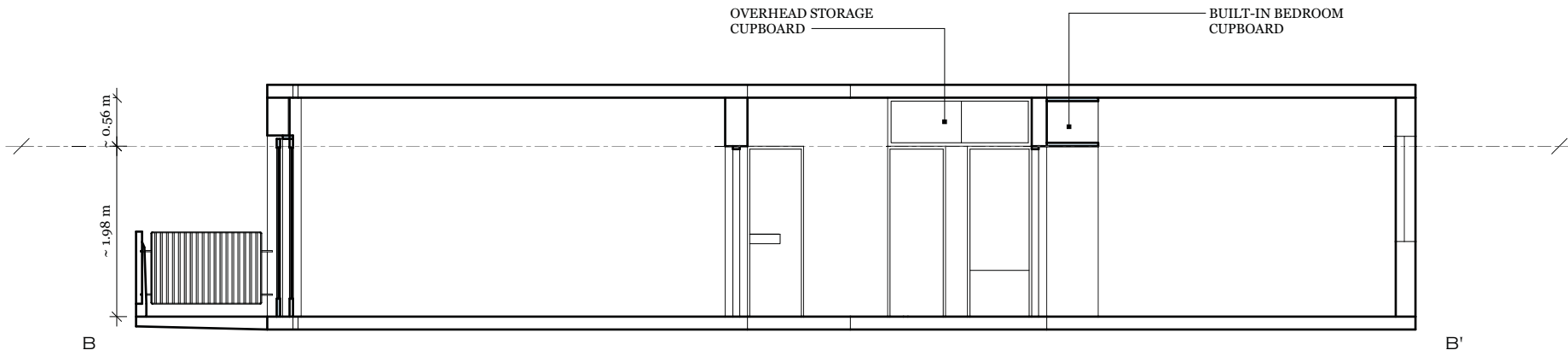


PLAN
PROPOSED NEW LAYOUT

DIAGRAM 6
10E REGENT'S PARK ROAD, NW1 7TX
DESIGN AND ACCESS STATEMENT

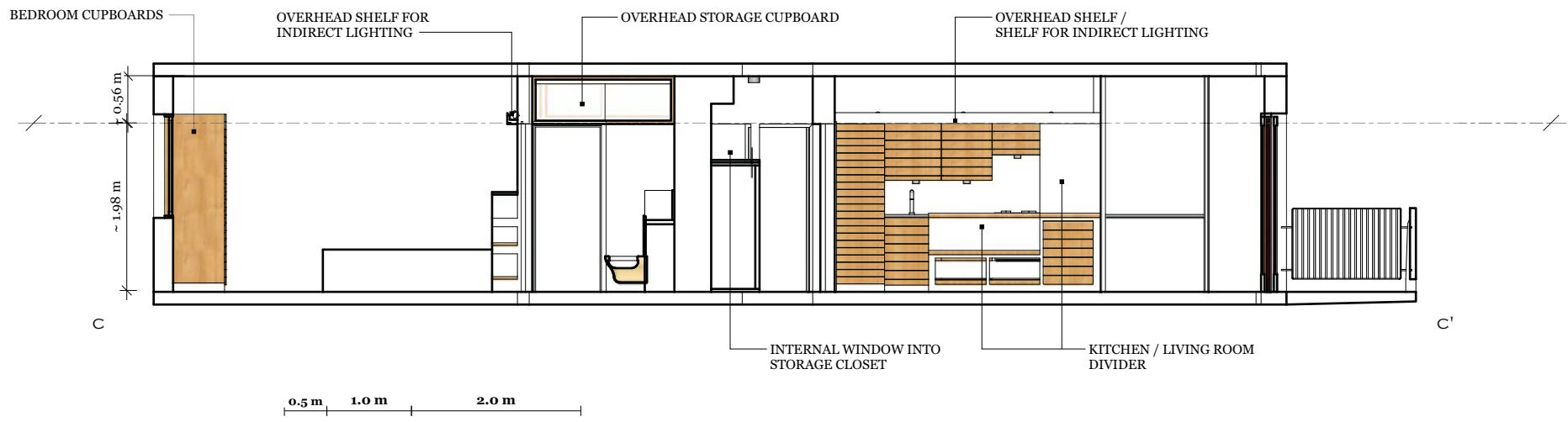
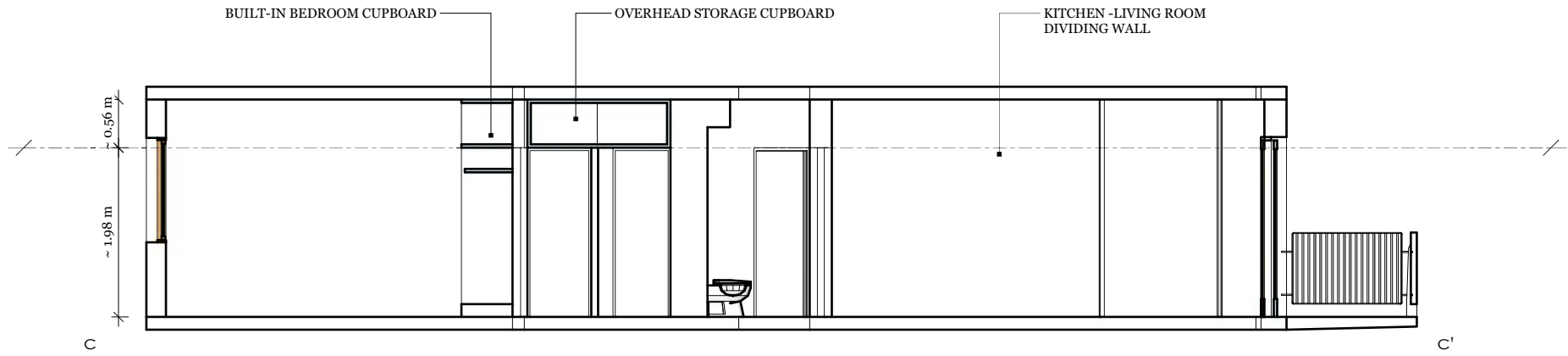


SECTION A - A'
 TOP: CURRENT LAYOUT
 BOTTOM: PROPOSED NEW LAYOUT



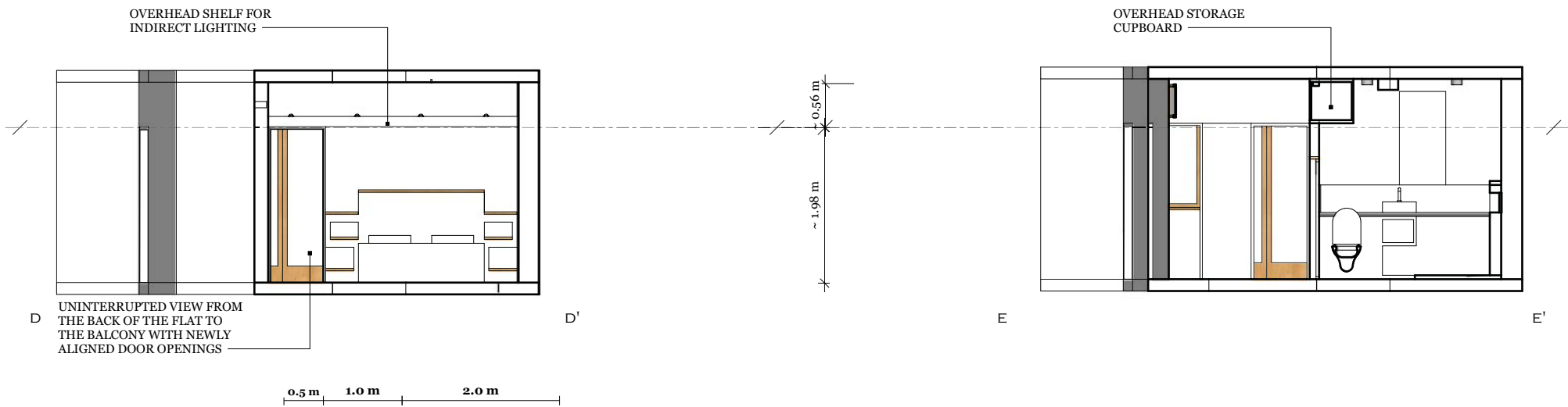
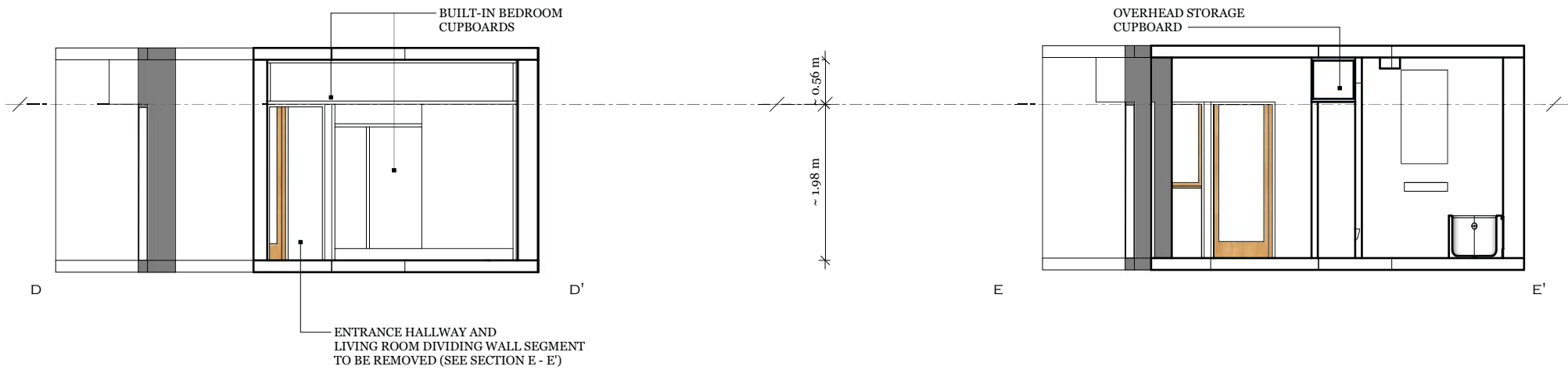
SECTION B - B'
 TOP: CURRENT LAYOUT
 BOTTOM: PROPOSED NEW LAYOUT

DIAGRAM 8
 10E REGENT'S PARK ROAD, NW1 7TX
 DESIGN AND ACCESS STATEMENT

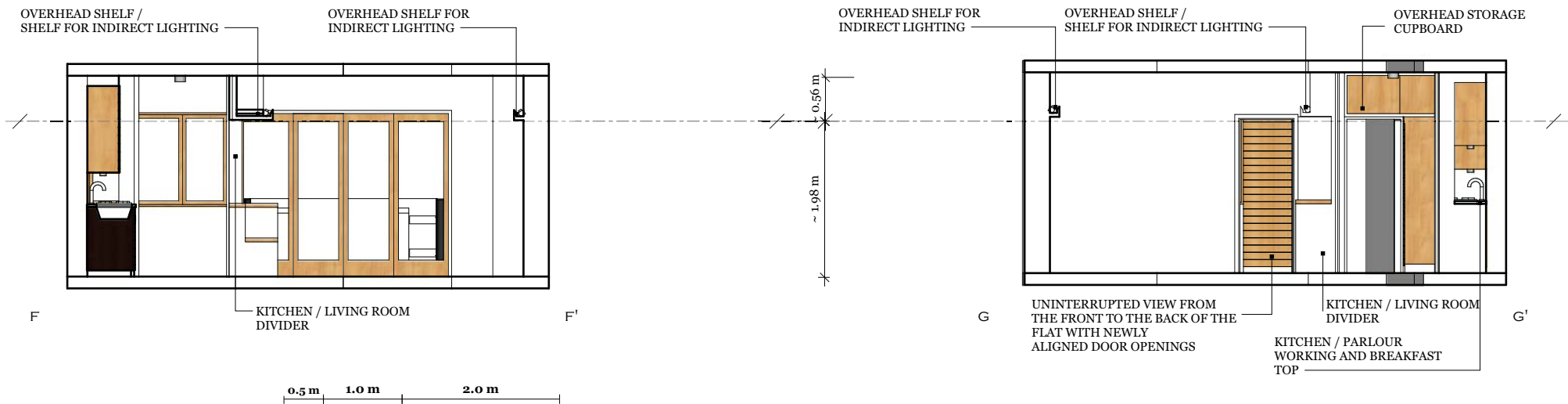
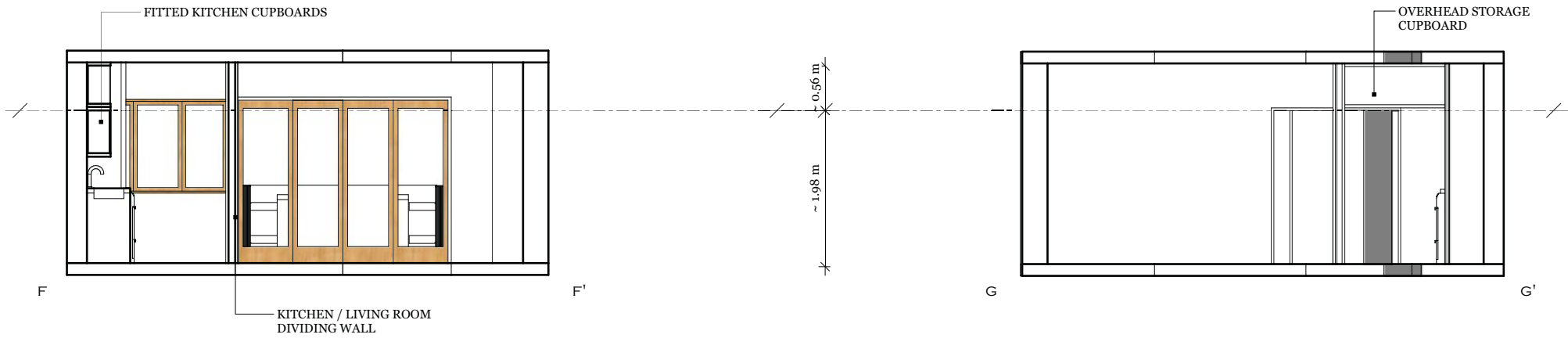


SECTION C - C'
 TOP: CURRENT LAYOUT
 BOTTOM: PROPOSED NEW LAYOUT

DIAGRAM 9
 10E REGENT'S PARK ROAD, NW1 7TX
 DESIGN AND ACCESS STATEMENT



SECTIONS D - D' & E - E'
 TOP: CURRENT LAYOUT
 BOTTOM: PROPOSED NEW LAYOUT



SECTIONS F - F' & G - G'
 TOP: CURRENT LAYOUT
 BOTTOM: PROPOSED NEW LAYOUT

DIAGRAM 11
 10E REGENT'S PARK ROAD, NW1 7TX
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