



Alexandra Road Estate

19A Rowley Way

Design & Access Statement

February 2017

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Section 01

01

Introduction

Introduction

This Design and Access statement has been produced by Levitt Bernstein, on behalf of Camden Council, as part of a Listed Building Consent application for dwelling 19A in the Alexandra Road Estate.

Context

This application provides a detailed description of the proposed works to 19A Rowley Way in the Alexandra Road estate.

The application describes limited works to the existing bathroom as requested by Camden Occupational Therapy Services (OTS). This upgrade will allow the dwelling to fulfil the occupants' needs whilst causing minimal alteration to the nature of the existing building.

This document forms part of the 'Application for a Certificate of Lawfulness of Proposed Works to a listed building' and should be read alongside the following material:

- Existing/Proposed Plan Drawing
- OTS Adaptation Request form
- Application form
- OTS Specification of Works



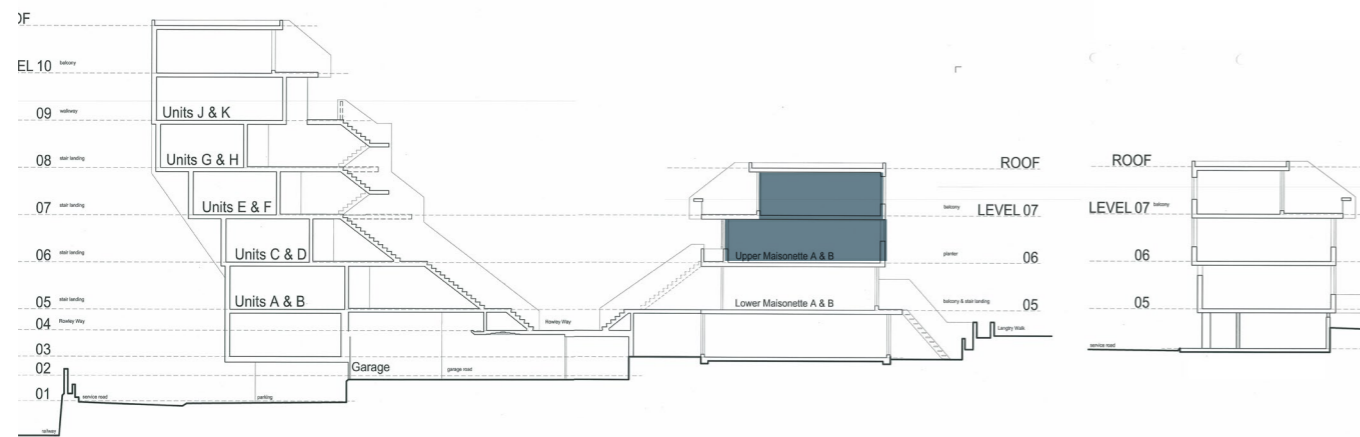
Section 02

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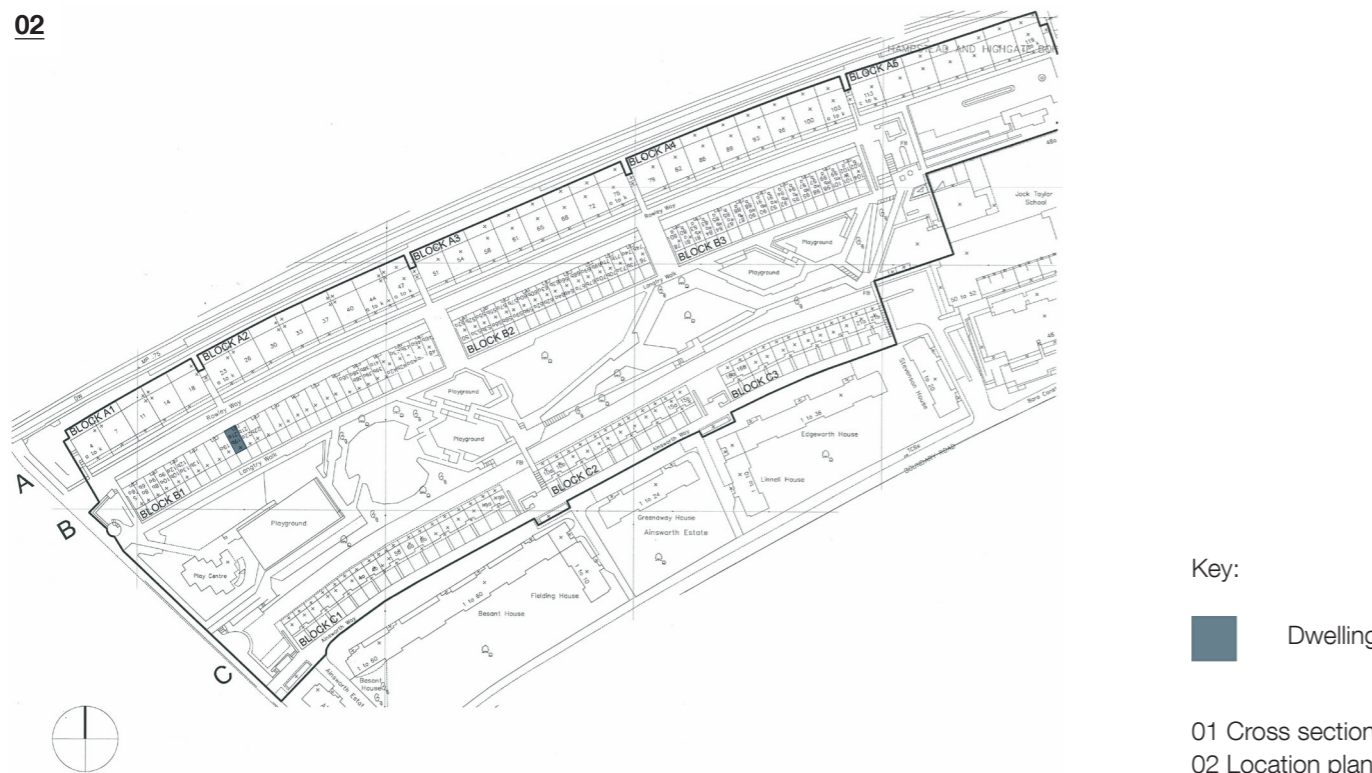
Analysis

The Alexandra Road Estate

01



02



Key:
 Dwelling location

01 Cross section
 02 Location plan

The quality and importance of the estate has been widely recognised both in England and abroad. It is a powerful icon of the optimism and idealism that underpinned post-war public sector architecture.

Statement of Significance

The Alexandra Road Estate is a residential estate of 520 dwellings in Camden, NW9. The majority of the estate was listed Grade II* in 1993, the remainder now falling within the Alexandra Road Conservation Area, designated in 1996.

Designed in 1968 by Neave Brown of the London Borough of Camden Architects Department and built between 1972-78, the estate is among the most ambitious social housing schemes of this time, one of a series of low rise, high density schemes.

The street is the dominant element in the design, a modern translation of the traditional London street where the sum of the whole exceeds the individual parts. The linear, stepped section, influenced by Leslie Martin's work, by Denys Lasdun at the University of East Anglia (1962-68) and by Patrick Hodgkinson at the Brunswick Centre (1967-72), enables all dwellings to have a sunny outdoor space and the seven storey A block shields the estate from the noise of the railway line to the north.

The estate also represents a development of Brown's earlier work in private practice, for housing societies at Winscombe Street and Fleet Road. Though much smaller, these too were essays in high-density developments of stacked dwellings and the considered sequencing of spaces from public and semi-public to private and semi-private.

Internal features

The estate contains a number of different dwelling types, all sharing a similar approach and a number of key features. The high density of the estate led to tight interior layouts, mitigated by open plan elements. Sliding doors and glazed partitions allow flexible arrangements, with the potential for views and light to pass through each dwelling.

The proximate relationship of public and private is eased by porches, decks and planting.

Finishes are restrained, white paint contrasting with stained timber and brown tiling. Simple joinery shelves and cupboards are formed from plywood, while the stairs are a more developed piece of joinery work. In the kitchens, concrete worktops form a striking, almost sculptural element. These are tiled, as are the walls, forming a very deliberate composition.

The number of bespoke elements is unusual in authority-built housing, and the level of ambition has led to some long-term issues. The tiled surfaces, for example, the best that could be done with the budget at the time, are now missing tiles, with the grout hard to clean. The sliding partitions are prone to stick and fail. These elements will have to be mended or replaced, as appropriate.

The B2 Flat type

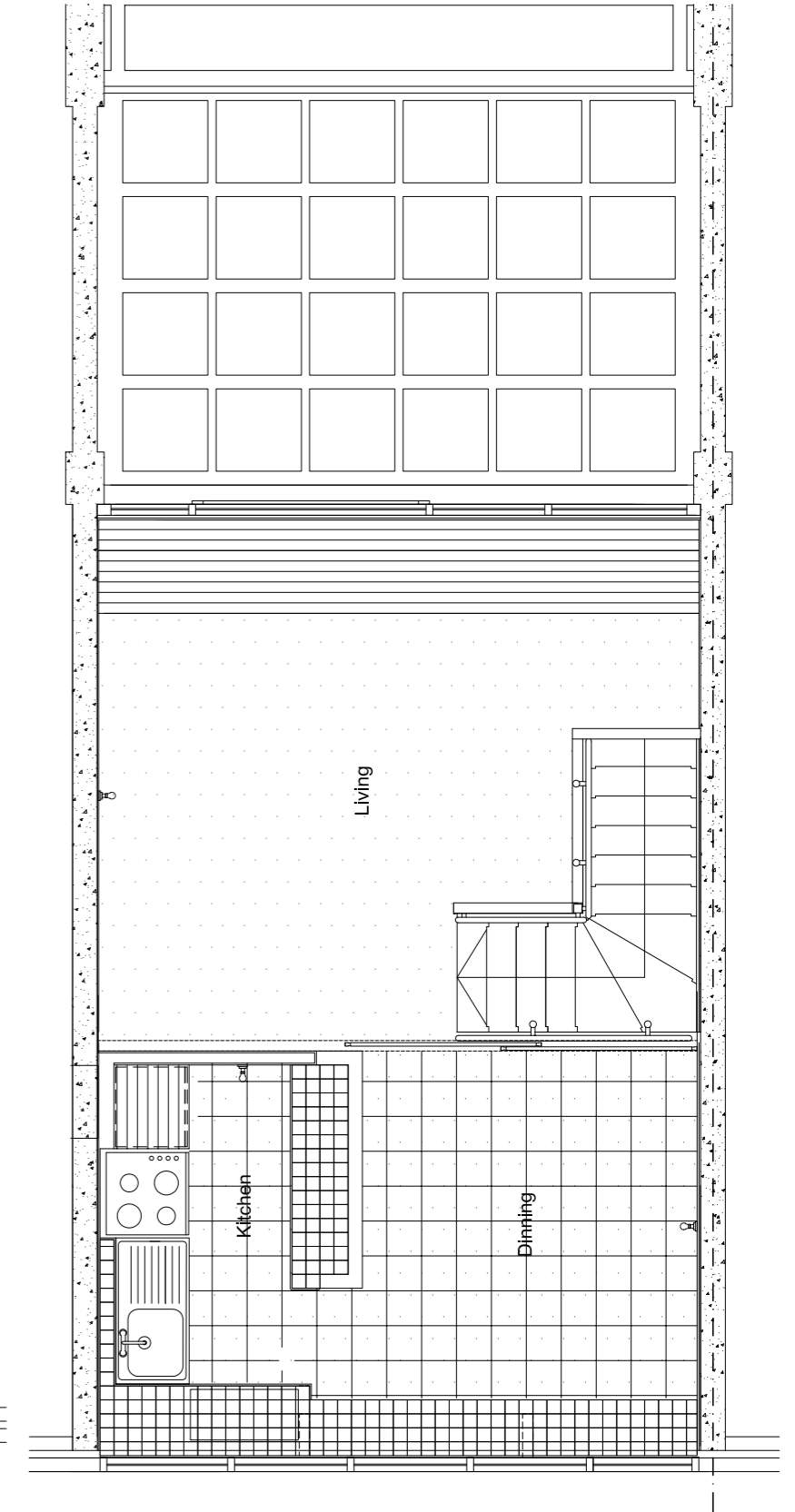
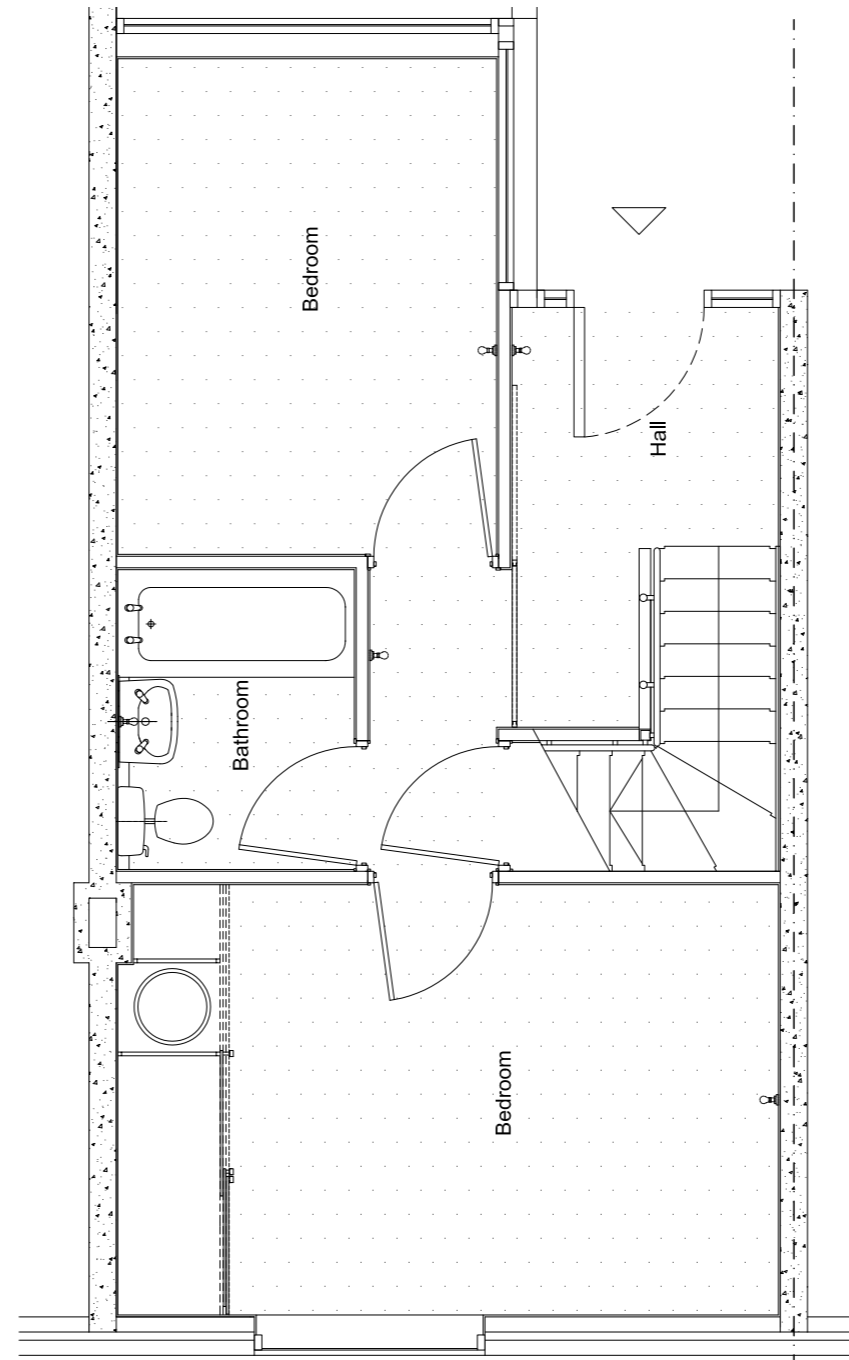
This maisonette is situated on levels 03, 04 & 05 of Block A and is flat type A3.

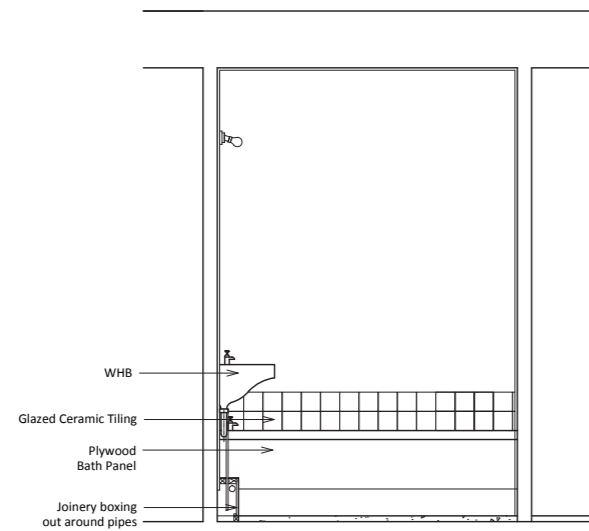
Flat Description

This is a duplex arrangement with two bedrooms. The entry level contains two bedrooms and the bathroom. The kitchen/dining room is at a mezzanine level which also contains the living room and is accessed via the stair in the entrance corridor.

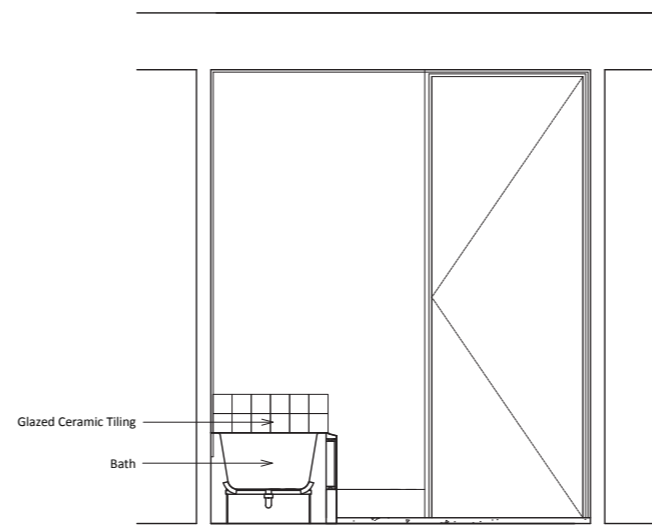
Bathroom Layout

The Bathroom design shows a clear, well-ordered concept, with a limited, complementary range of robust materials. However, by modern standards there is very little room for disabled occupant and this proposal seeks to address this whilst preserving the nature of the original design.

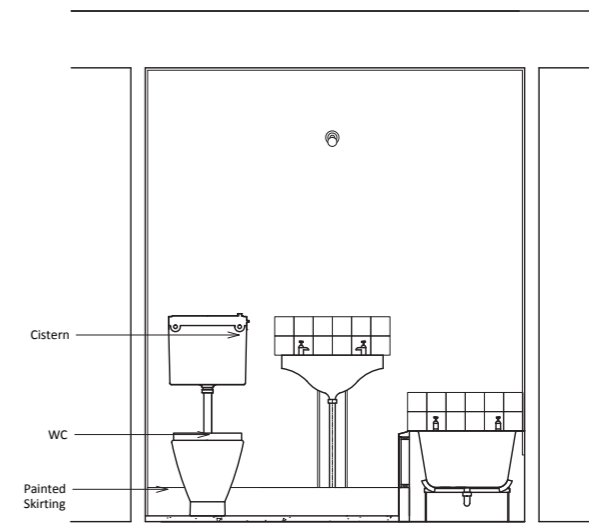




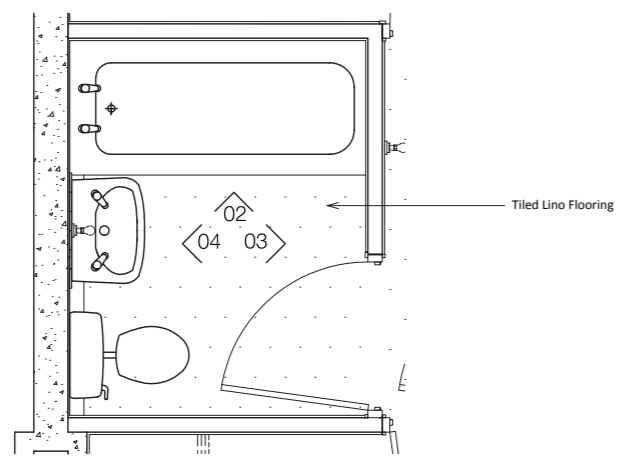
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01 Original flat layout and plan
02 Original bathroom plan
03-05 Original bathroom elevations

Section 03

03

Proposed Works

Design Approach

The proposed works are limited to the Bathroom/WC and involve the removal of the bath and replacement with a level access wet floor shower.

Use, scale and layout

There are no proposed changes to the use, scale or layout of the dwellings.

Access and Inclusive Design

There are no proposed changes to transport provision or the external approach to the dwelling. It is not proposed to change the dwelling itself, beyond refurbishment and alteration to the bathroom.

Camden Occupational Therapy Service have deemed the proposed adaptations essential in order for the occupant to live as independently as possible.

Approaches to existing elements

The majority of the original bathroom and its key features are retained. Subsequent elements and finishes will be removed, to replace with materials and modern appliances which fulfil the requirements of the occupant.

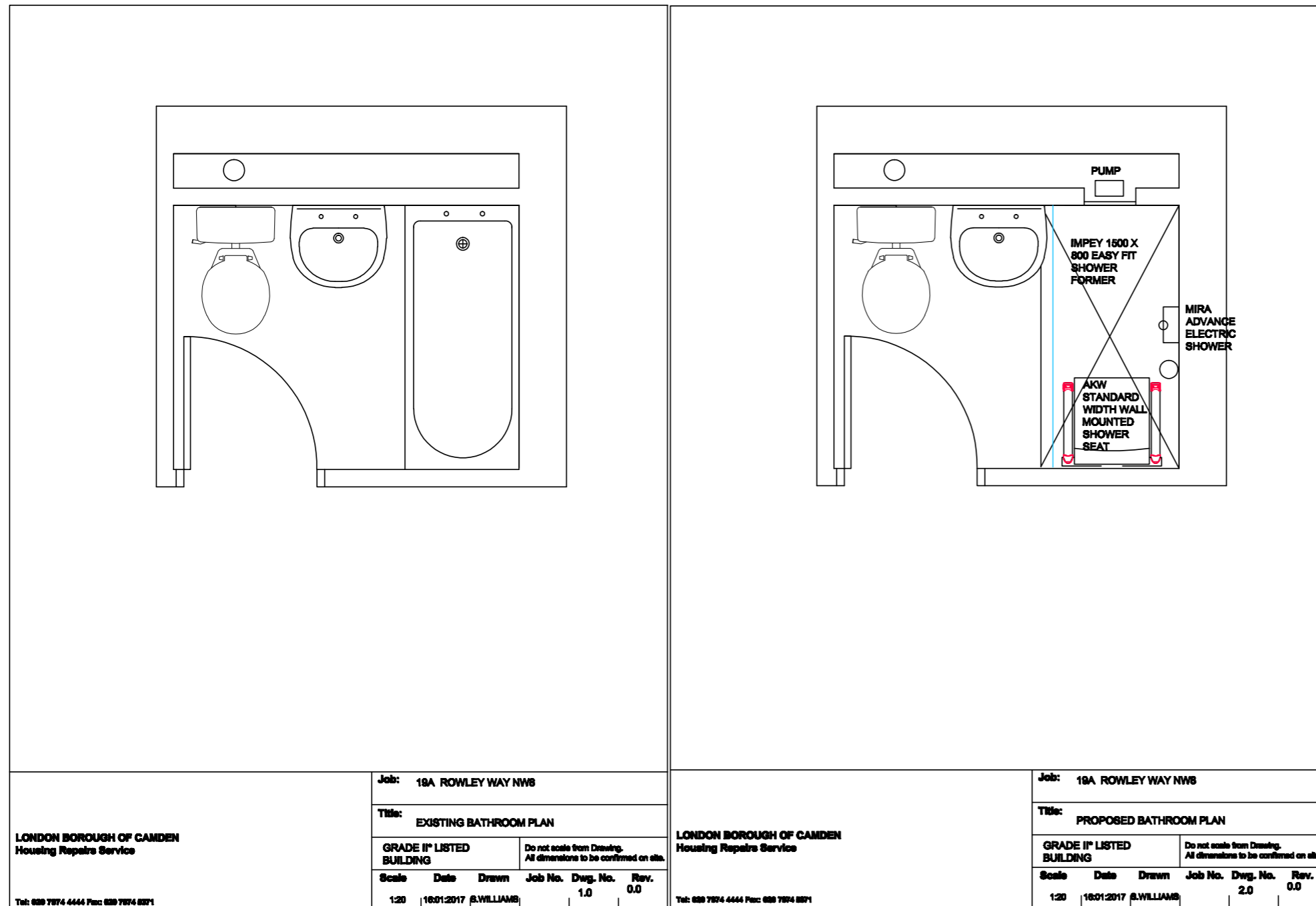
The design seeks to minimise the alteration to the nature of the existing building however some unavoidable features remain such as:

- There is insufficient space to retain the bath and provide for a level access shower. The removal of the bath will ensure that no further damage to the building's structure occurs.
- Works carried out will prevent damage to the building structure.
- All designs allow future occupants to return the bathroom to its full original design .

Section 03

Scope of Works

The Scope of works below is to be read in conjunction with the attached Specification of works produced by Camden Housing Repairs Service



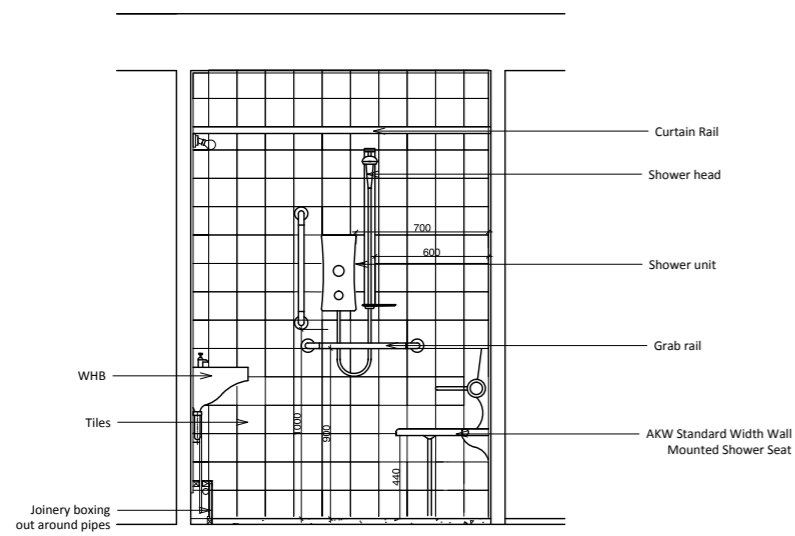
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Housing Repairs Service

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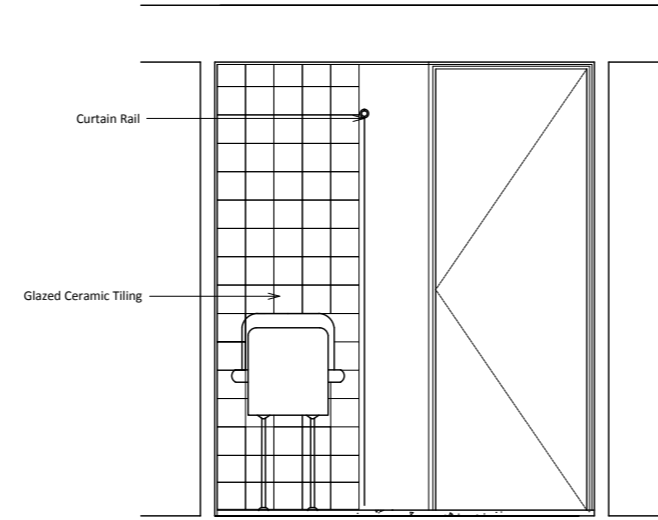
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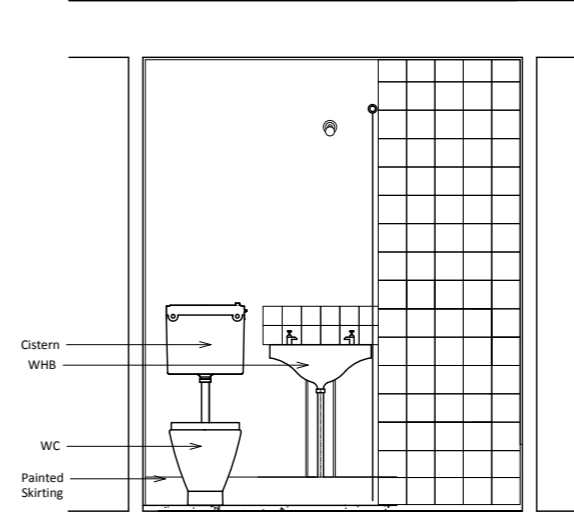
Existing and proposed drawings by
Camden Housing Repairs Service



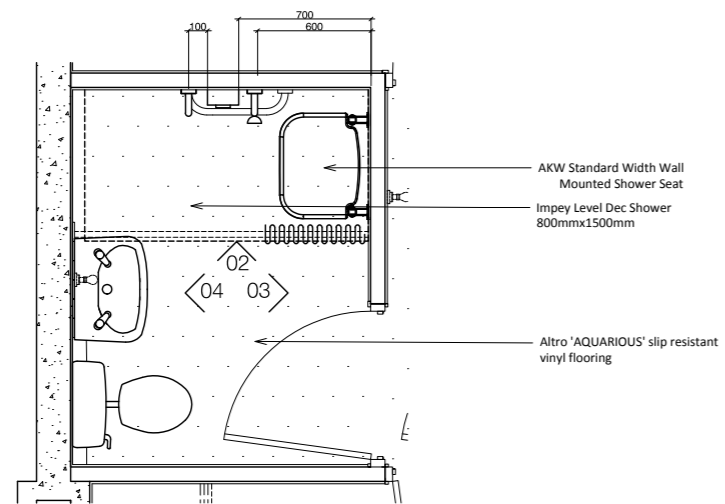
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02

02 Proposed bathroom plan
03-05 Proposed bathroom elevations

Element	Works	Specification notes
1.0 Walls		
1.1 Wall	Check for heating pipes and Hot+Cold water supply in wall or floor.	Reroute Hot+Cold water supply pipes in concealed duct in bathroom as necessary. Replace rotten timber boxing.
2.0 Bathroom Fixtures		
2.1 Existing bath	Remove existing bath, complete with supplies and wastes and salvage.	Review suitability for retention and storage for future use.
2.2 Proposed shower	Supply & fit a new Mira "Advance Flex" thermostatic electric shower unit complete.	Set at maximum 43 degrees Celsius, with lever type control. Run new mains water connection, and electrical supply, pipe work and cable, to include all necessary fittings, isolating valves and double check valves, to comply with current regulations. The head must be detachable on a 1000mm extended riser bar, and with a 1500mm flexible hose, handset, and soap dish as per OT drawing / instruction.
2.3 Shower electricity supply	Provide new electrical supply to shower	Provide new electrical supply to shower, concealed in the shower area and surface mounted in mini trunking elsewhere. The supply will be on a fused spur RCD, suitably rated MCB, via a double pole switch. Earth bond in the bathroom as necessary. All electrical work to fully comply with current 17th Edition IEE Regulations.
2.4 Shower curtain rail	Supply and fit a shower curtain rail,	Supply and fit a shower curtain rail, 100mm inside of the edge of the shower former, as shown on the drawing, and TWO fit full length weighted shower curtain just touching the floor.
2.5 Wall mounted grab rails	Grab rails	Supply and fix 2 no. slip resistant grab rails, in shower area as shown on the drawing/OT instruction.
2.6 Shower Seat	Supply & fit IMPEY SLIMFOLD SHOWER BENCH	Supply & fit AKW standard width wall mounted shower seat.
3.0 Tiling		
3.1 Bathroom/WC tiling	Remove all existing wall tiles	Tile in new shower, full height on walls and extending 200mm beyond shower former as indicated on plan with 150mmx150mm ceramic wall tiles, waterproof grouted, and finished at exposed edges. Make good disturbed plaster where items/ tiles etc. removed.
4.0 Shower Tray		
4.1 Shower tray preparation	Prepare floor screed to receive shower tray	Remove 'CHIPBOARD' flooring panels and replace with 19mm WBP ply, screwed to battens at all junctions and form recess to receive shower tray and waste, in preparation for Altro flooring.
4.2 Shower tray	Supply & fit the following, to manufacturer's instructions	Impey level dec shower former – 800mm x1300/1500mm.
4.3 Waste pump	Supply & fit the following, to manufacturer's instructions	Gravity waste or PGTF shallow waste and shower waste pump
5.0 Painting and decorating		
5.1 General refurbishment	Make good disturbed plaster where items/tiles etc removed.	Prepare and redecorate bathroom complete. Make good decorations disturbed.
6.0 Flooring		
6.1 Existing floor coverings	Strip flooring.	Take up & cart away existing floor covering. Form recess to receive shower tray and waste, in preparation for Altro flooring. Prepare for new coved anti-slip Altro floor covering.
6.2 Proposed floor coverings	Supply and fit vinyl floor covering with 100mm coving.	Prepare the floor, latex, and supply and fit slip resistant Altro AQUARIOUS slip resistant vinyl floor covering complete with 100mm coving throughout the entire shower room and WC. Client should be offered a choice of standard colours. Fit a screw down aluminium threshold strip at the doorway. Fit Altro strip in the shower area, to take tiles to above and vinyl below. Fit Altro strip to take vinyl flooring throughout shower room.
6.3 Floor covering to shower tray	Altro strip in the shower area.	
7.0 Wash Hand Basin		
7.0 WHB		Move existing WHB to left to ensure adequate shower space if required.
8.0 Vent		
8.0 Vent	Replace communal vent cover.	

Product images

Description of the works: Removal of bath and replacement with disabled level access shower for disabled resident, as requested by Camden Occupational Therapy Services. The resident cannot access bathing facilities at present. Only non-original features are to be affected; the WHB, door and frame are original features of the building and will not be affected by the proposed works.



AKW Standard Width Wall Mounted Shower Seat



Bathroom Tiles
A 150mmx150mm ceramic wall tiles, waterproof grouted, and finished at exposed edges.



Altro: Aquarius vinyl floor finish



Mira: Advance Flex shower

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