Design & Access Statement

25th April 2018

Client	**Spie UK**
Project	**UNITE – Mary Brancker House, London**
Document No.	**A-PL-000**
Revision	**P01**
Status	**Issued for planning**

Introduction

The below information relates to the planning application at the UNITE student accommodation 'Mary Brancker House', Holmes Road, London, NW5 3AQ. This document is to be read alongside the submitted drawings to provide scope and clarity of the intended works.

Mary Brancker is a student residential build located in the cosmopolitan area of Kentish Town with easy access to the Royal Vetinary College, as well as central London and the West End. The intention of the proposed works retains the building's use whilst improving the quality and standard of living for the students & staff who occupy the facility.

The proposal is comprised of three elements;

- The reconfiguration of the main entrance glazing
- The installation of a first floor canopy
- Ground level plant installation

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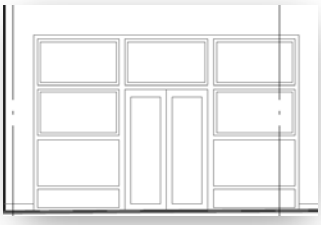
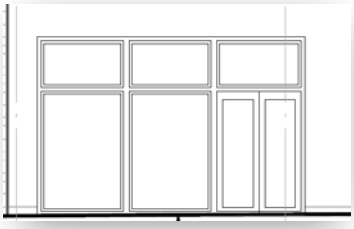
Application

- Entrance Glazing; *reference drawing A-PL-500*

The proposal will be to replace the existing timber glazed curtain walling with new powder coated aluminium glazing; the overall dimensions will not alter as the installation will be in the existing structural opening. The panel sizes have increased to reduce the amount of framing and allow for improved internal light levels. The door position has been amended to better suit the internal arrangement.



Existing Configuration



Proposed Configuration

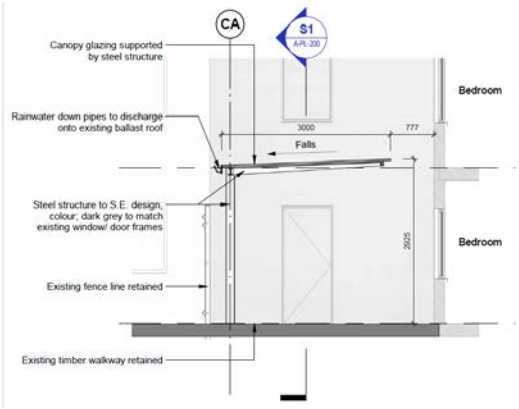
- Level 01 Walkway; *reference drawing A-PL-200*

The existing layout and operation of the building requires students accessing the West side of the building (occupied by bedrooms) to travel externally along a level 01 terrace. The proposal is a free standing canopy which will form a shelter for students moving between the East & West wings of the building; existing access controls and safety measures are to be retained.

The canopy will span 21m between existing external doors; a width of 3m will cover an existing timber deck, with a height of 2.925m. The glazed canopy cover will be sloped away from the building; an eave height of approx. 2.775m will accommodate rainwater drainage onto the existing roof build up.

The steel is to be powder coated dark grey to match existing window & door frames. Due to the footprint of the building, receded location of the existing walkway, and the existing presence of fencing the walkway will have minimal impact on the elevation of the building.

Proposed Visual



Proposed Section

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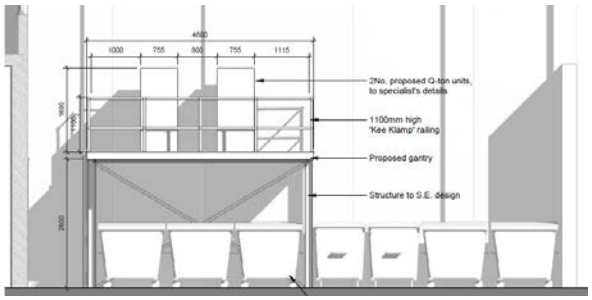
- External Plant; *reference drawing A-PL-900*

The proposed plant is required to deliver hot water provision for the building. The existing system is considered to be expensive and unsatisfactory in performance requirements, the new plant 'Q-ton Air Source Heat Pumps' have been used on newer UNITE accommodation and has proven to be greatly more efficient and environmentally friendly than the previous systems.

To minimise disruption within the local area during installation, and visual impact the plant equipment has been proposed within the existing carpark sited on a steel gantry set above an existing, external bin store.

The Gantry is proposed to be 4.6m (w) x 2.190m (d), and set 2.6m above ground level. Elevations to the North and West will be hidden by the existing building; the Eastern elevation will be hidden by a multi-storey neighbouring wall; and the southern elevation will be partially hidden by the existing carpark entrance.

Access, installation, and maintenance will utilise the existing car parking access, with existing boundaries forming a natural buffer from the local area.



Proposed Elevation

Conclusion

In summary the aspects of the proposal will improve the existing use with what has been considered to be little or no effect on the surrounding area. Existing footprints and elevations have undergone minimal change, whilst maximising the internal living quality of the students and overall efficiency of the accommodation.

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