

CORAM FIRST FLOOR EXTENSION
DESIGN AND ACCESS STATEMENT

OCTOBER 2018



PHILIP MEADOWCROFT ARCHITECTS

INTRODUCTION

Philip Meadowcroft Architects have been commissioned to develop a proposal for a small extension to the first floor of the north east corner of the existing main building.

This will be one of a number of recent buildings and additions designed and built for Coram. These include a new entrance building, the Queen Elizabeth II Centre, currently under construction and the new east wing extension (also under construction).

All of these buildings plus the proposed first floor extension are in response to Coram's pressing need for additional space to assist the development of their vital services in support of vulnerable children and families.

Purpose Of The Report

The purpose of this report is to describe the planning application scheme for a proposed new first floor office extension for Coram within Coram Campus.

Drawings

The drawings in this report are for indicative purposes and are not to scale.



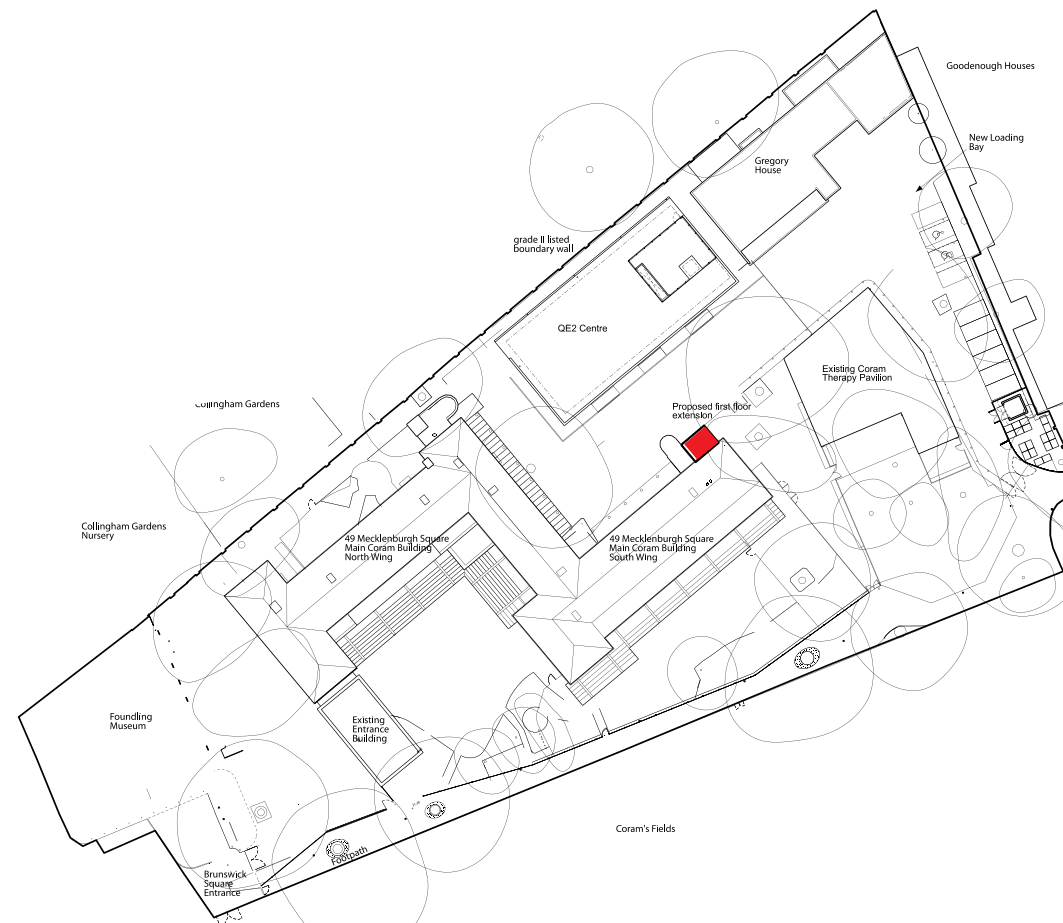
New Entrance Building



Creative Therapies Pavilion



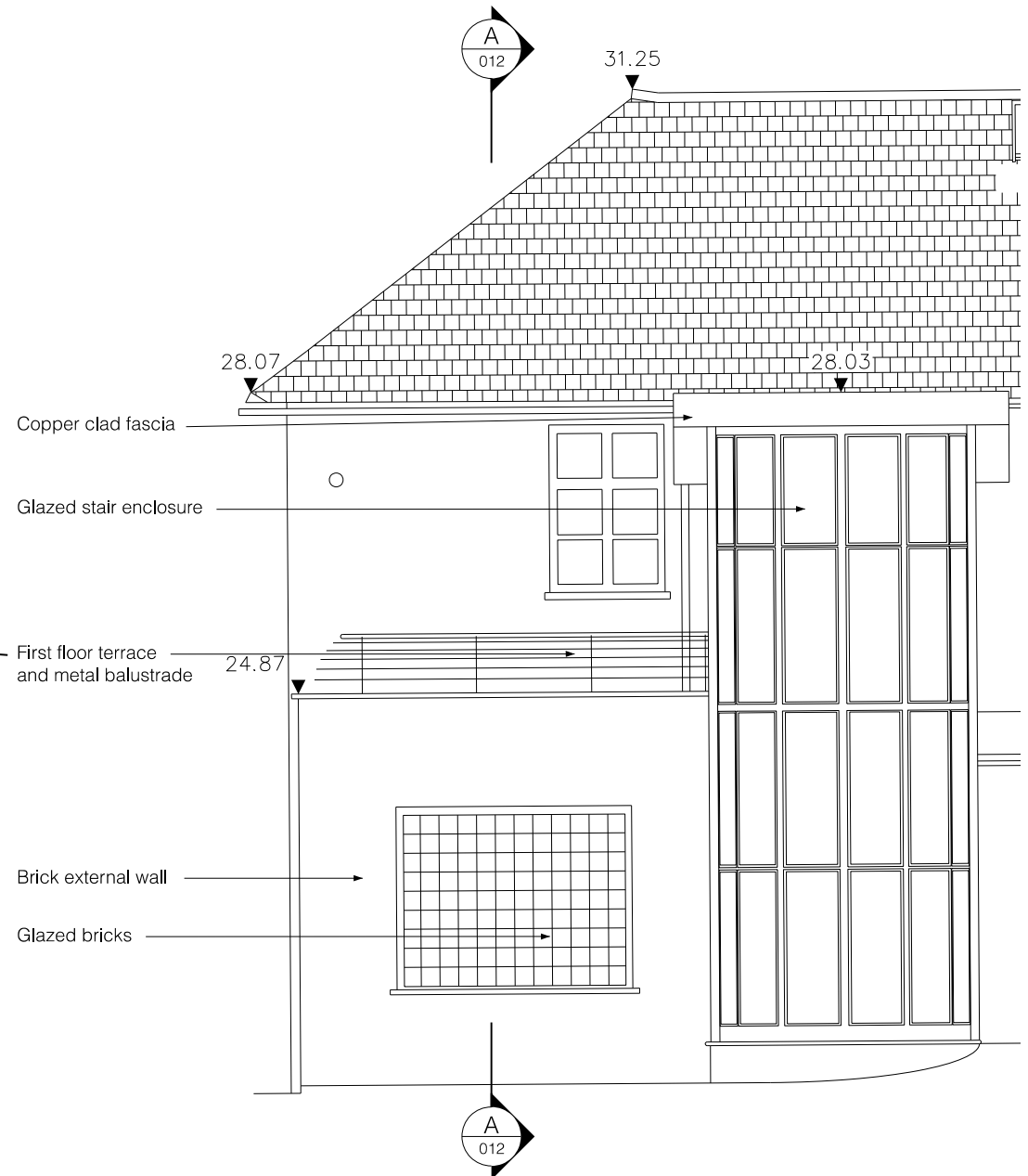
QE2 Centre



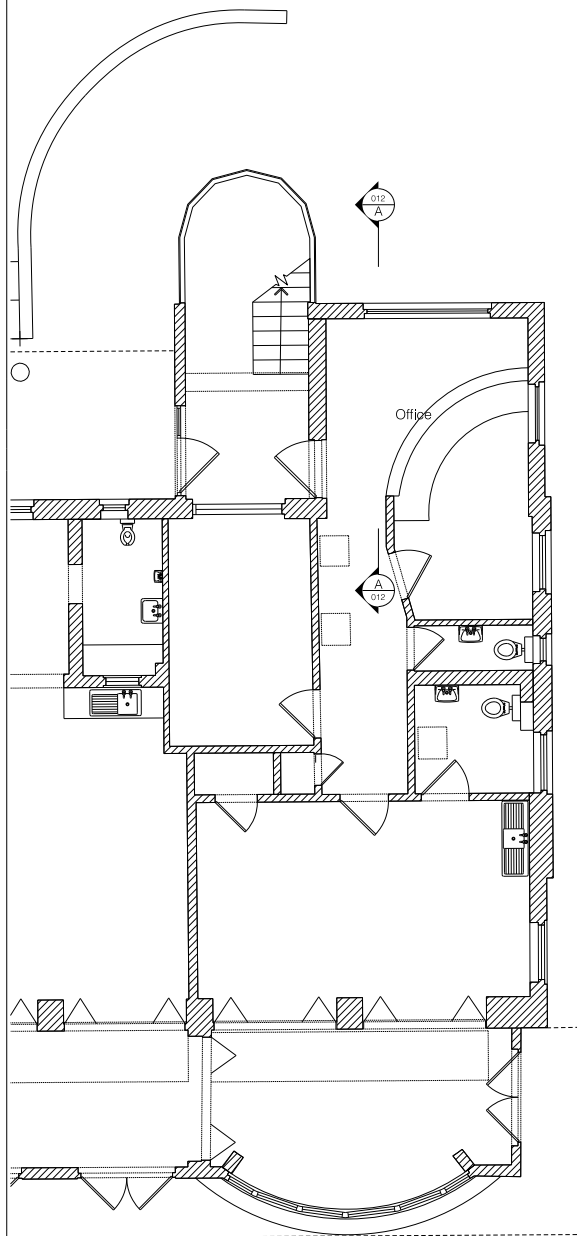
EXISTING

The photographs below show the existing main building and the first floor terrace which is the location for the first floor extension.

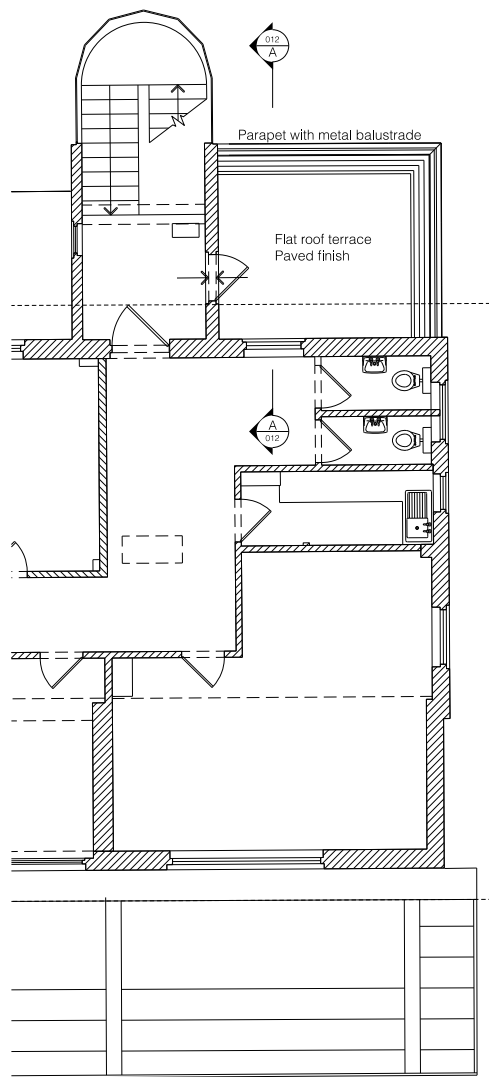
'As existing' drawings follow.



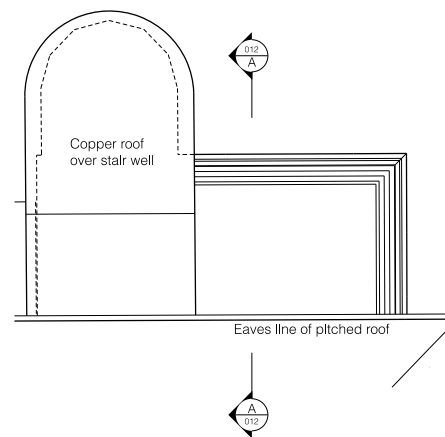
2 Existing North West Elevation
1:50 @ A1



1 Existing Ground Floor Plan G+0
1:50 @ A1



2 Existing First Floor Plan G+1
1:50 @ A1



2 Existing Roof Plan G+R
1:50 @ A1

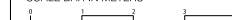
DO NOT SCALE

THE CONTRACTOR IS TO CHECK AND VERIFY ALL BUILDING AND SITE DIMENSIONS, LEVELS AND SEWER INVERT LEVELS AT CONNECTION POINTS BEFORE WORK STARTS.

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SCALE BAR IN METERS



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www.philipmeadowcroftarchitects.co.uk

JOB
CORAM FIRST FLOOR EXTENSION

DRG
EXISTING FLOOR PLANS

SCALE
1:50 @ A1
1:100 @ A3

DATE
17/10/2018

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PM

CHECKED BY
PM

STATUS
PLANNING

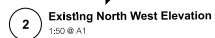
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A horizontal number line with tick marks at 0, 1, 2, 3, and 4. The segment between 0 and 1 is shaded gray.



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EXISTING ELEVATIONS
NORTH WEST AND NORTH EAST

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JOB
CORAM FIRST FLOOR EXTENSION

DRG	
EXISTING SECTION AA	

SCALE	DATE
1:50 @ A1	17/10/2018
1:100 @ A3	

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PM	PM

STATUS	
PLANNING	

DRG NO	REV
1808-012	- 7

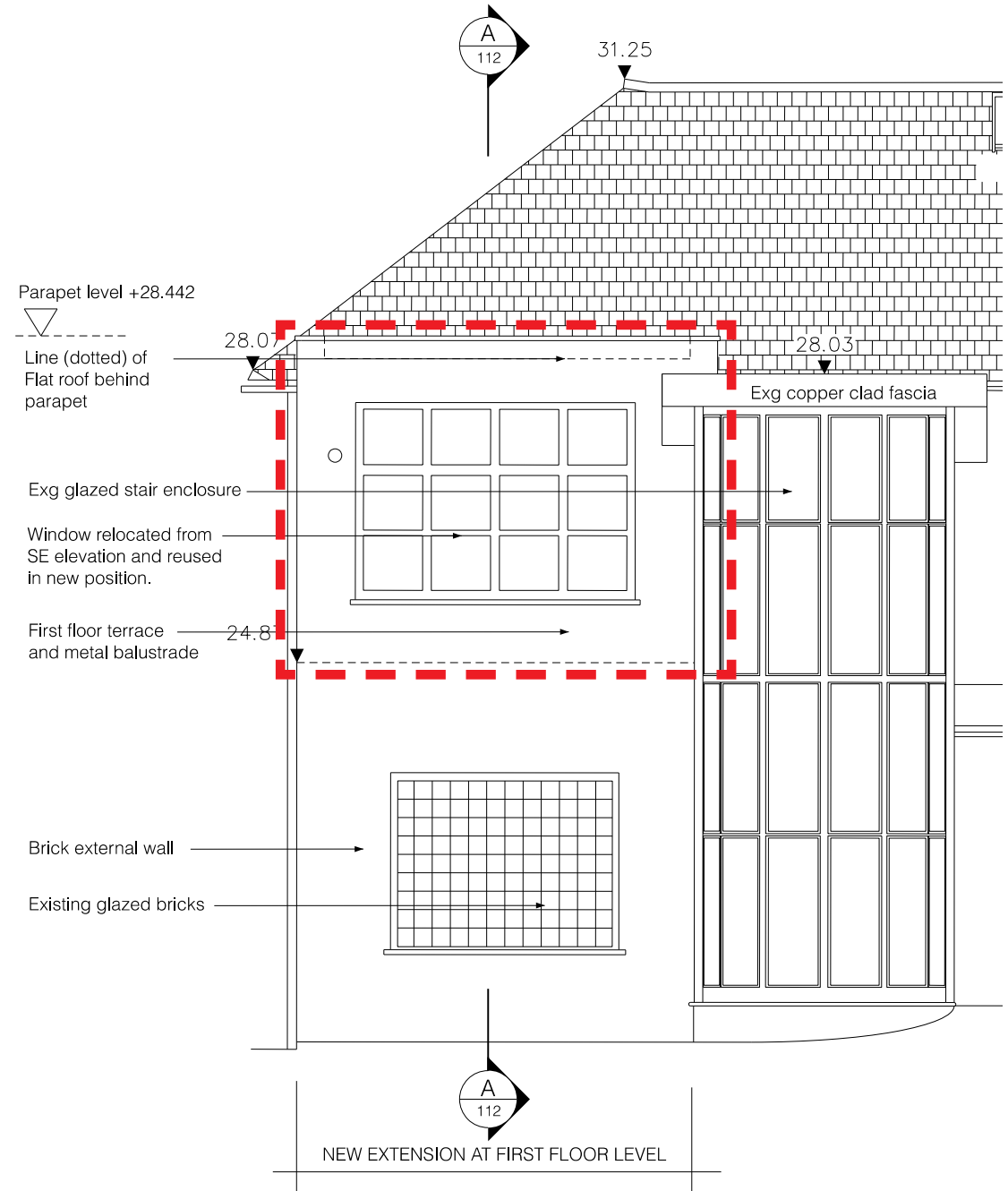
PROPOSED

The proposal is to infill the existing terrace at first floor level to provide approximately 14 sq m of office space.

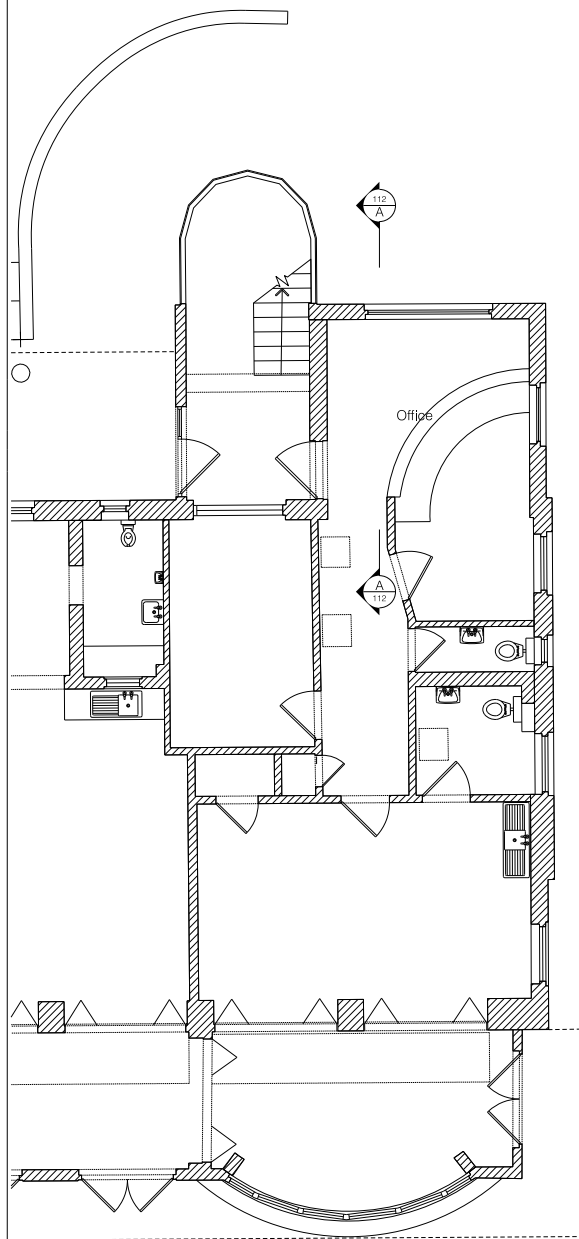
The new extension will be constructed from bricks to match the existing brickwork and will incorporate windows relocated from the southwest elevation and the north east elevation. The window from the south east elevation. Re-use of existing windows will give the new extension an appearance in keeping with the rest of the north east elevation.

This small extension will be one of a number of additions to the campus constructed out of brick including the new entrance building and the new Queen Elizabeth II Centre currently under construction.

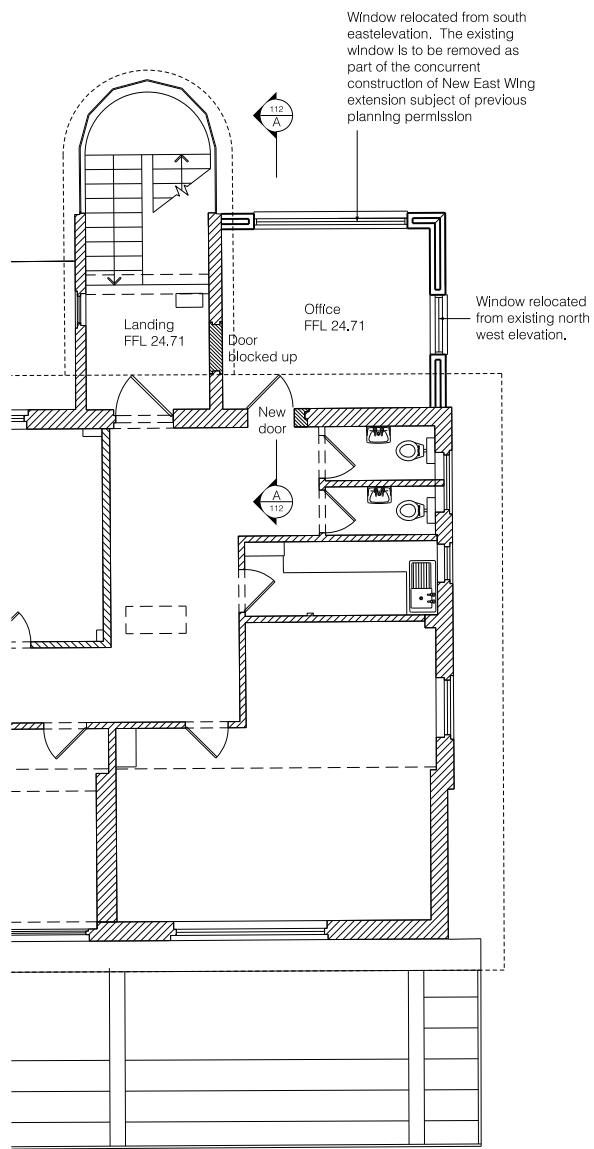
Access into the new extension will be from the existing offices through a door opening created by removing the brickwork below the cill of the current window.



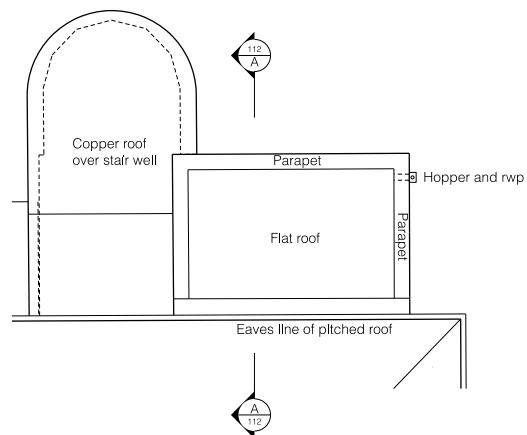
2 Proposed North East Elevation
1:50 @ A1



1 Existing Ground Floor Plan G+0
1:50 @ A1



2 Existing First Floor Plan G+1
1:50 @ A1



3 Proposed Roof Plan G+R
1:50 @ A1

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SCALE BAR IN METERS
0 1 2 3 4

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DRG
PROPOSED FLOOR PLANS

SCALE
1:50 @ A1
1:100 @ A3

DATE
17/10/2018

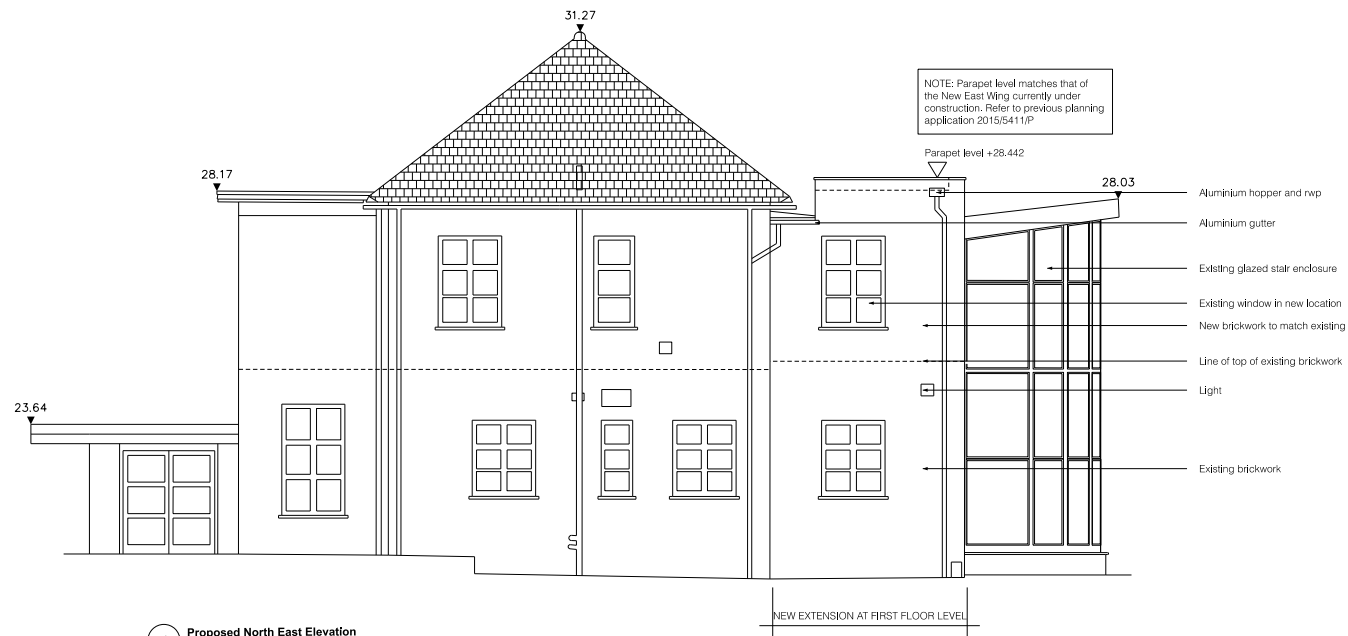
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- 9



1 Proposed North East Elevation
1:50 @ A1



2 Proposed North East Elevation
1:50 @ A1

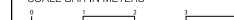
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PROPOSED ELEVATIONS
NORTH WEST AND NORTH EAST

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REV
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NOTE: Parapet level matches that of the New East Wing currently under construction. Refer to previous planning application 2015/5411/P

Section of lower roof to under sail the existing eaves
- refer to existing detail on new entrance building
where it meets the main building.

Existing glazed stair enclosure

Existing window In new location

New brickwork to match existing

Floor raised from existing terrace level
to match FFL G+1

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CORAM FIRST FLOOR EXTENSION

PROPOSED SECTION AA

SCALE	DATE
1:50 @ A1	17/10/2018
1:100 @ A3	

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PLANNING

DRG NO	REV
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1808-112

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