



Alexandra Road Estate

90A Rowley Way

Design & Access Statement

December 2019

Levitt Bernstein

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Section 01

01

Introduction



Section 01

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 90A in the Alexandra Road Estate.

Context

This application provides a detailed description of the proposed works to 90A 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

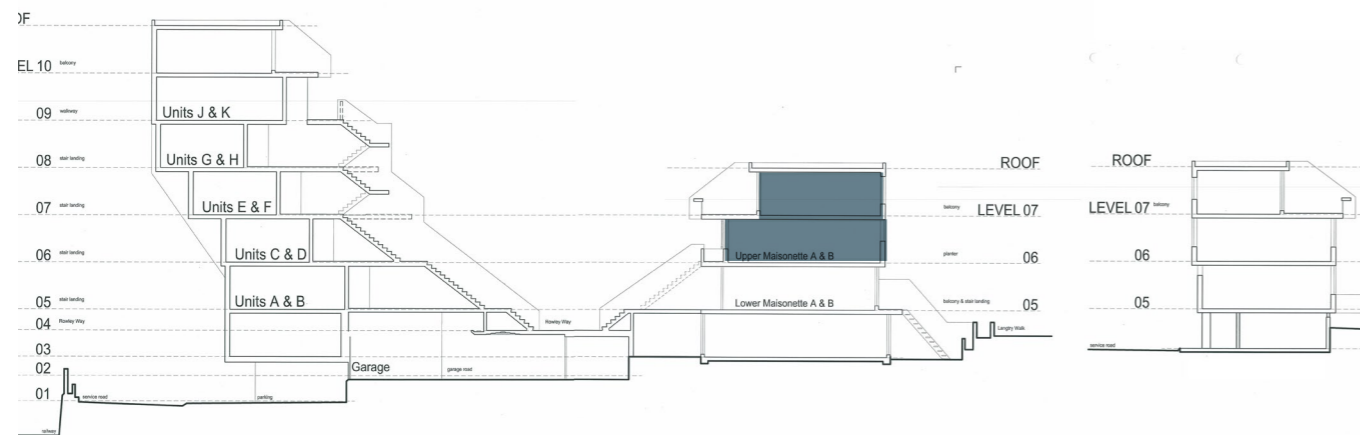
Section 02

02

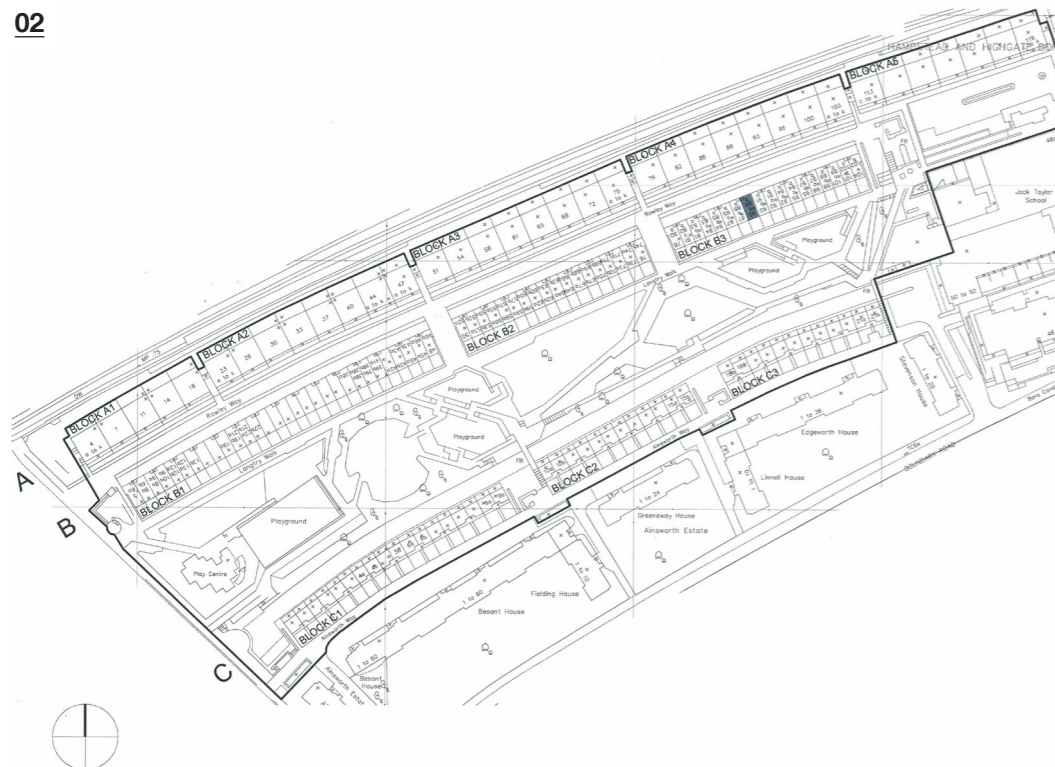
Analysis

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

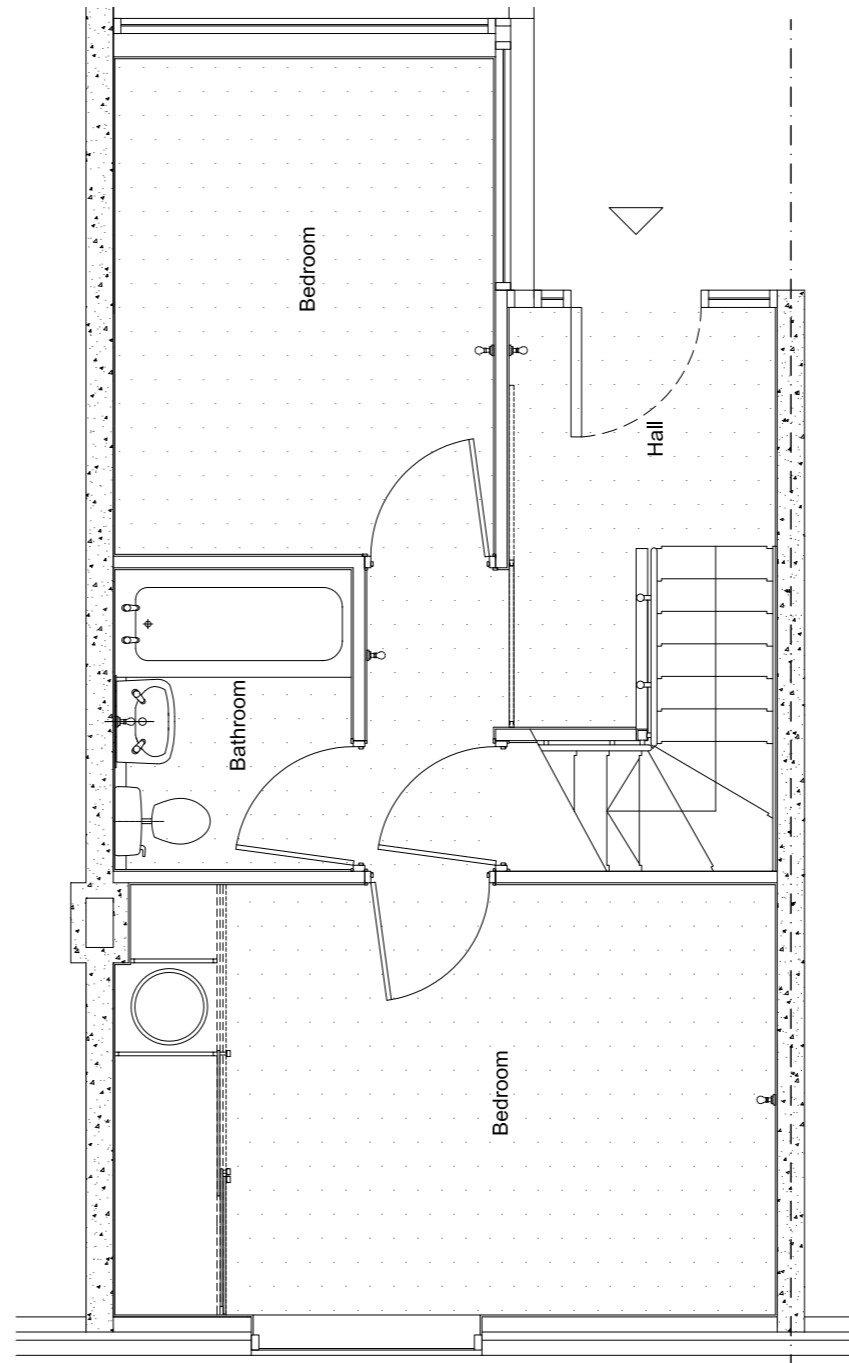
This maisonette is situated on levels 06 & 07 of Block B and is flat type B2.

Flat Description

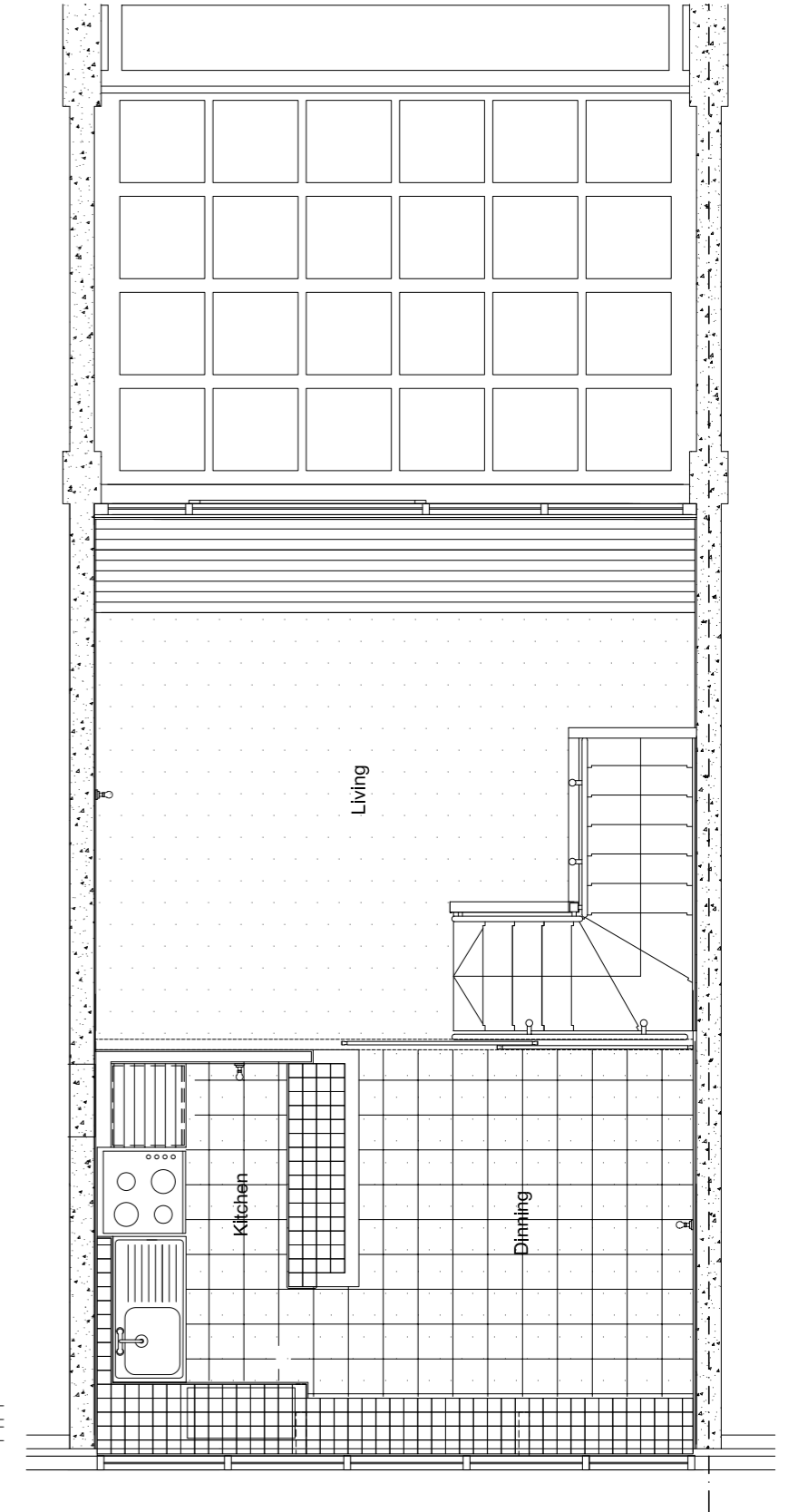
This is a duplex arrangement with two bedrooms. The entry level contains two bedrooms and the bathroom. The kitchen/dining room is at a mezzanine level which also contains the living room and is accessed via the stair in the entrance corridor.

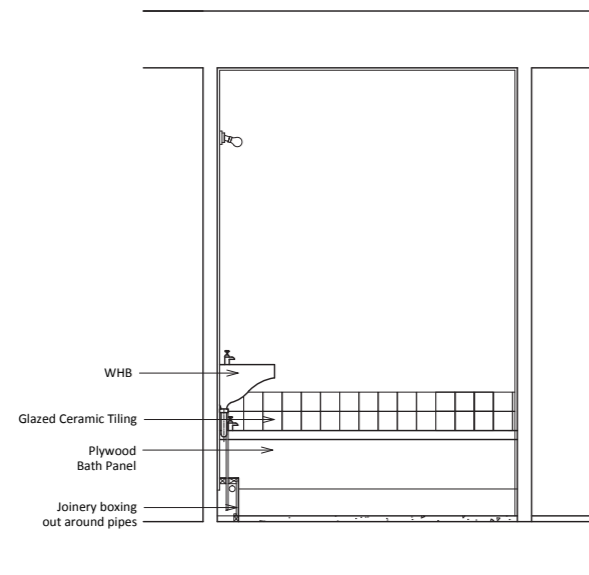
Bathroom Layout

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.

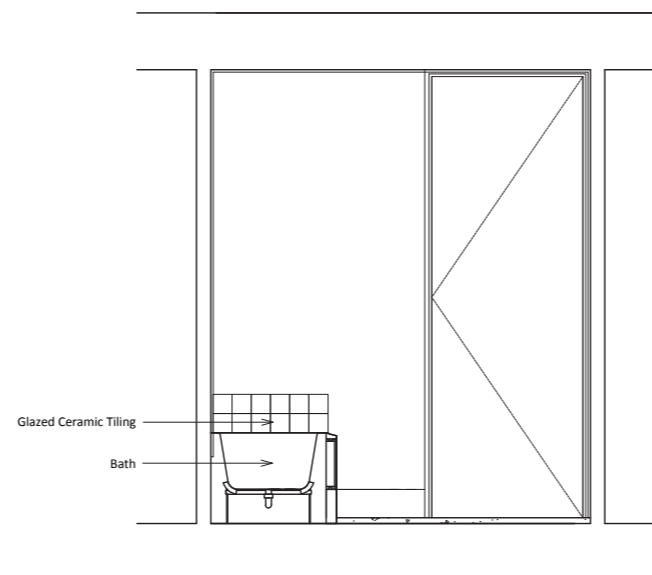


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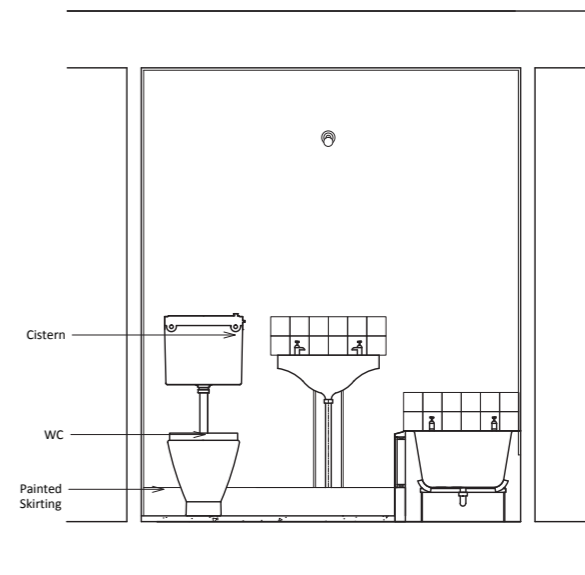




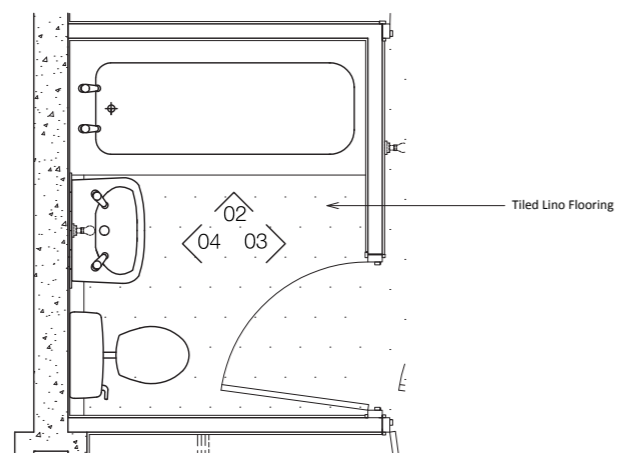
02



03



04



05

- 01 Original flat plans
- 02-04 Original bathroom elevations
- 05 Original bathroom plan

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.

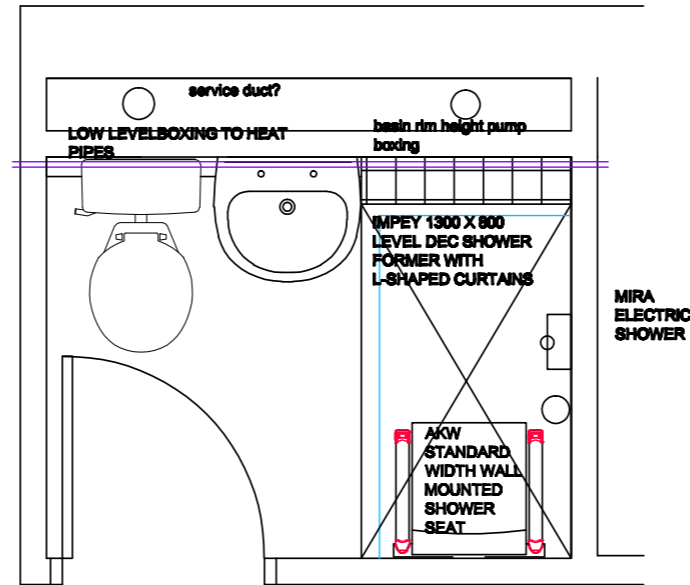
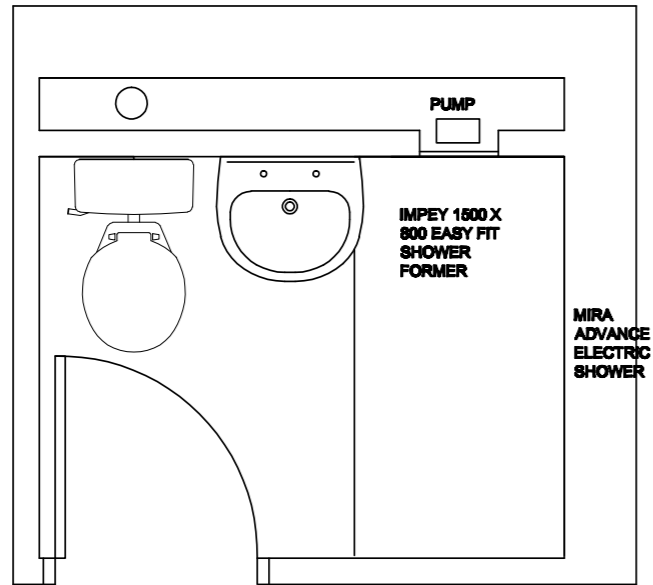
The design seeks to minimise the alteration to the nature of the existing building however some unavoidable features remain such as:

- 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



NEW WHB, WC PAN AND CISTERN AS AND TILING AS BH SCHEDULE

HEATING PIPES RUN AT LOW LEVEL INTO ADJACENT ROOMS AS BUTLER AND YOUNG ASSOC SCHEDULE PLAN

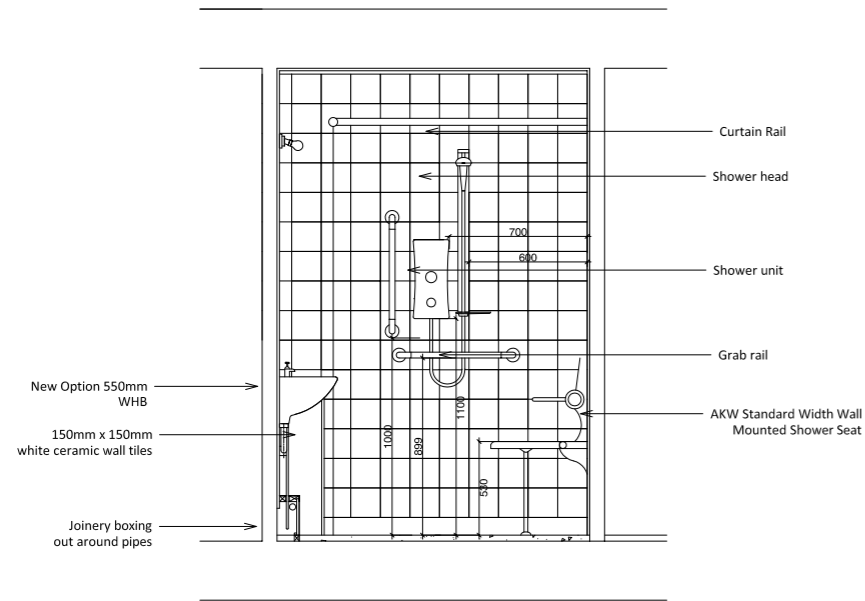
WHITE FLUTED PVC GRAB RAILS AS OT SHOWER DIAGRAM

ALTRO AQUARIUS VYNIL FLOORING COVERED ON 3 WALLS AROUND SHOWER

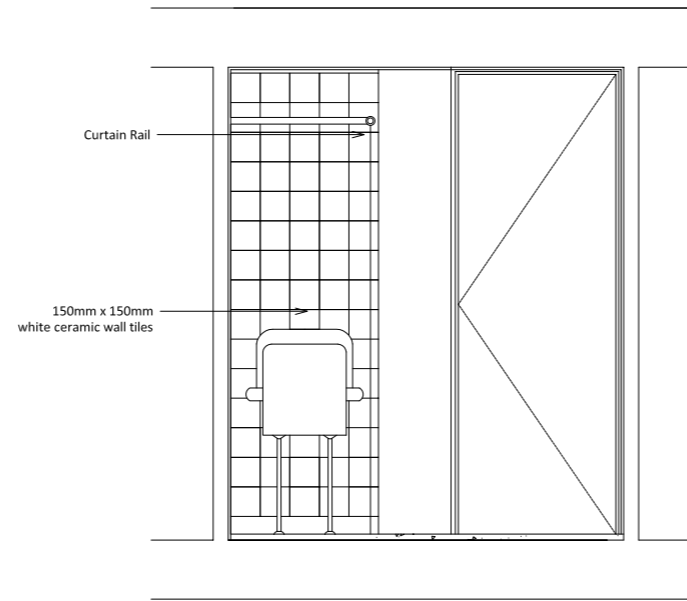
LONDON BOROUGH OF CAMDEN Housing Repairs Service Tel: 020 7874 4444 Fax: 020 7874 8871	Job: 90A ROWLEY WAY NW8					
	Title: PROPOSED BATHROOM PLAN					
	GRADE II* LISTED BUILDING			Do not scale from Drawing. All dimensions to be confirmed on site.		
	Scale	Date	Drawn	Job No.	Dwg. No.	Rev.
1:20	12:09:2019	S.WILLIAMS		2.0	0.0	

LONDON BOROUGH OF CAMDEN Housing Repairs Service Tel: 020 7874 4444 Fax: 020 7874 8871	Job: 90A ROWLEY WAY NW8					
	Title: EXISTING BATHROOM PLAN					
	GRADE II* LISTED BUILDING			Do not scale from Drawing. All dimensions to be confirmed on site.		
	Scale	Date	Drawn	Job No.	Dwg. No.	Rev.
1:20	12:09:2019	S.WILLIAMS		1.0	0.0	

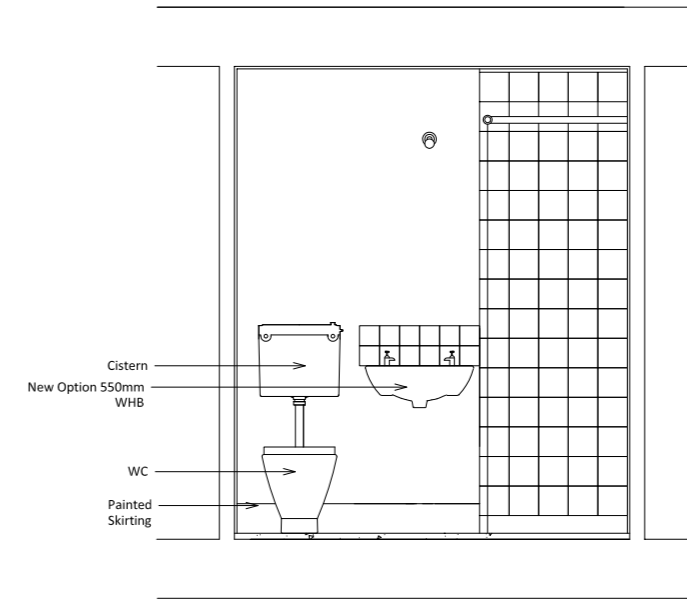
Existing and proposed bathroom plans by Camden Housing Repairs Service



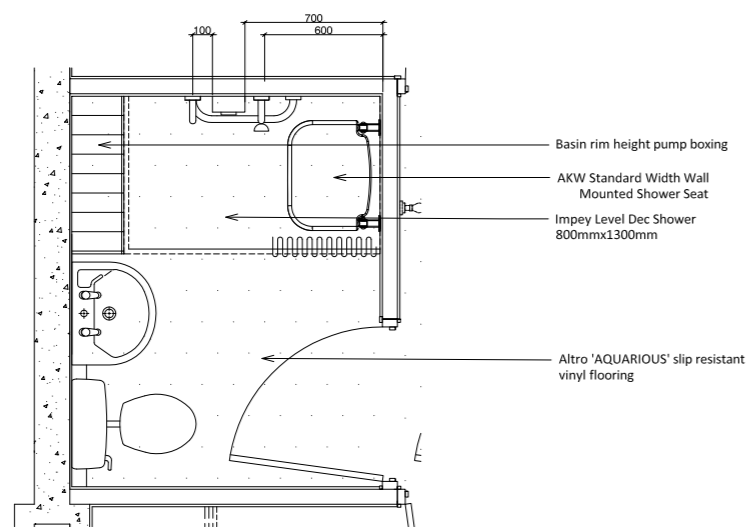
01



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04

01-03 Proposed bathroom elevations
04 Proposed bathroom plan

Element	Works	Specification notes
1.0 Walls		
1.1 Wall	Form new stud FALSE wall, with 3NO. MAP VENTS at top to distribute in wall heating.	DO NOT FIX TO FLANK HEATED WALL. Renew access panels and provide new boxing and access panels as plan.
2.0 Bathroom Fixtures		
2.1 Existing bath	Remove existing bath.	Remove existing complete with supplies & wastes & dispose.
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 18th Edition IEE Regulations.
2.4 Shower curtain rail	Supply and fit an L-shaped shower curtain rail.	Supply and fit an L-shaped 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 PVC grab rails, in shower area as shown on the drawing/OT instruction.
2.6 Shower Seat	Supply & fit AKW standard width shower seat in grey.	Supply & fit AKW standard width shower seat in grey.
3.0 Tiling		
3.1 Bathroom/WC tiling	Remove all existing wall tiles in bathroom and wc.	Tile in the new shower room, full height on wall as indicated on plan with 150mmx150mm white 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	Remove area of sand and cement floor screed.	Form recess to receive shower tray and waste, in preparation for Altro flooring. Top of tray to be at least 10mm above FFL.
4.2 Shower tray	Supply & fit the following, to manufacturer's instructions.	Impey level dec shower former – 800mm x1300mm.
4.3 Waste pump	Supply & fit the following, to manufacturer's instructions.	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 and WC complete. Re-hang door to open out as plan. Relocate light switch to suit door. Renew door furniture if required. Overhaul bathroom sliding door.
6.0 Flooring		
6.1 Existing floor coverings	Strip flooring.	Take up & cart away existing floor covering, bathroom and wc. Form recess to receive shower tray and waste, in preparation for Altro flooring. Prepare for new covered 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. Client should be offered a choice of standard colours. Fit a screw down aluminium threshold strip at the doorway.
6.3 Floor covering to shower tray	Altro strip in the shower area.	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 and WC.
7.0 Wash Hand Basin and WC		
7.0 WHB and WC	Remove existing WHB, WC pan and cistern, complete with supplies and waste and dispose.	Replace existing WHB with Option 550 WHB without pedestal, item as schedule, located as plan to ensure adequate shower space. Replace existing WC pan and cistern with low level pan and concealed cistern as schedule.

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

Status
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P1

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