

10 Grand Union Walk, London, NW1
Design and Access Statement
Revision B

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1 SITE

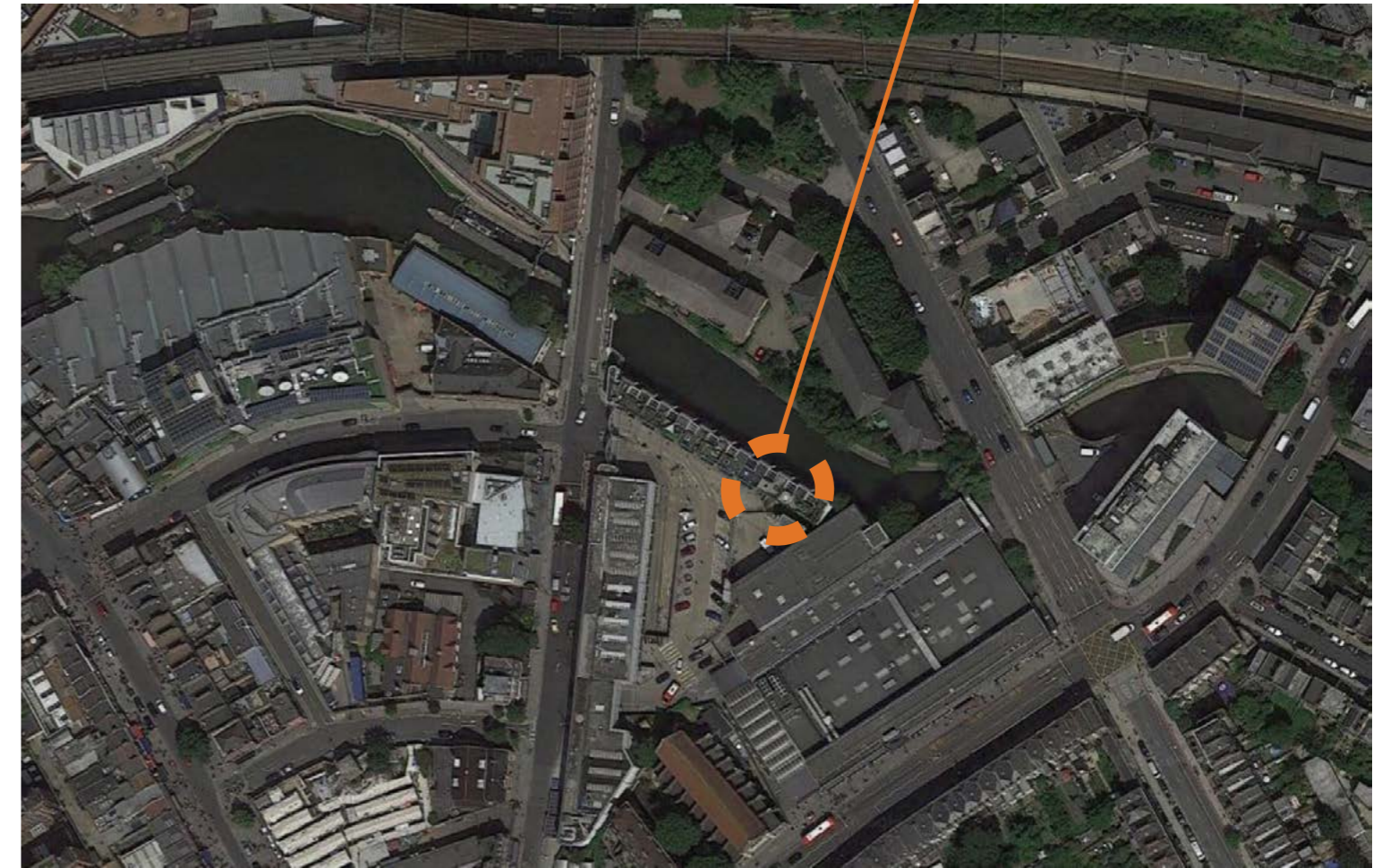
1.1 IDENTIFICATION AND EXTERIOR PHOTOGRAPHS

10 Grand Union Walk is part of a terrace consisting of 10 houses and 2 flats, built 1986-88 as part of a wider development by J Sainsbury's to designs by Nicholas Grimshaw and Partners. The whole terrace (1-12 Grand Union Walk) is Grade II listed since 19 July 2019 and is located within the Regent's Canal Conservation Area.

It is a single family dwelling formed over three floors - ground, first and second floor, with a roof terrace. There is also a void space under the ground floor, which is at the moment inaccessible.

The dwelling has undergone a number of alterations in the past few decades, most notably the addition of a steep access ladder to the roof, which has been fitted with timber decking to make it useable as terrace. The rear parapet has been raised and additional steel balustrades have been added to comply with building regulations. The originally concealed pipework is now predominantly face fixed and runs in skirting covers.

The new owner wants to make improvements to these alterations and re-instate the original industrial look wherever possible.



Aerial photograph of the site and the context of its neighbouring streets

Site in the street context



Front Elevation - View from Regent's Canal

Rear Elevation



View of Canal Side Walk



Original, Unsafe Rooflight

Non-original Access Pod to Roof Terrace



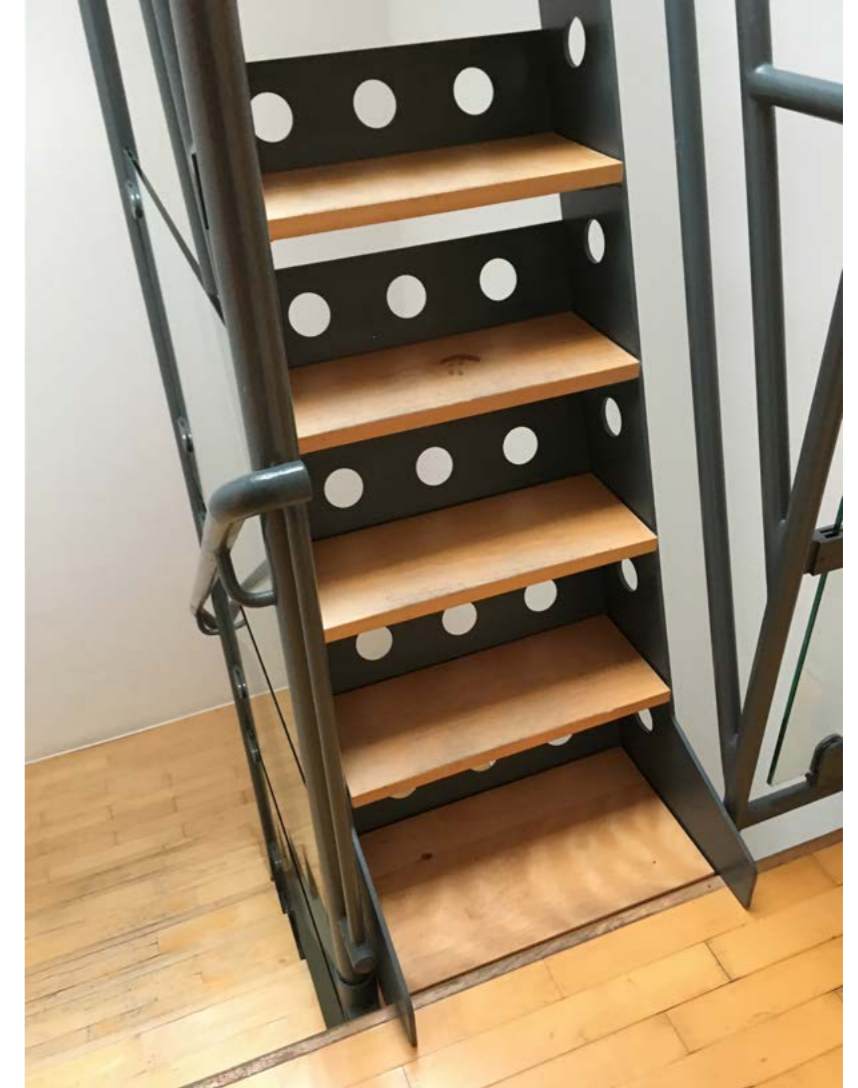
1.2 INTERIOR PHOTOGRAPHS



Detail of Handrail and Stair Treads and Risers



View of Enclosed Gallery



Detail of Steep Roof Access Steps



Surface Fixed Pipework from Trench Heater to Non-original Radiator

Surface Fixed Pipework in 2nd Floor Bathroom

View into Kitchen

Originally Buried Pipework in 1st Floor Utility Room

Originally Buried Pipework in Ground Floor Plant Room

2 LISTED BUILDING

2.1 LISTED ENVIRONMENT

The property is part of a Grade II listed terrace, 1-12 Grand Union Walk, London. The principal reasons for listing are as follows:

Architectural interest: * in its bold styling, resourceful planning and creative use of materials and detail, it is a scheme which exploits the canal-side setting with humour and panache; * as one of few examples of High-Tech style applied to housing; * as part of an ambitious and successful mixed-use scheme which marked a turning point in the career of Nicholas Grimshaw, one of the country's leading proponents of High-Tech architecture.

2.2 HISTORICAL RESEARCH AND ENGAGEMENT

Jon Lowe Heritage Ltd has been engaged to advise on the design strategy of this listed building to assure the best historic building outcome while achieving pleasant living conditions to up to date standards.

A Heritage Statement has been produced by Jon Lowe Heritage Ltd and is included in this application.

3 DESIGN STRATEGY

The majority of these recently listed houses have had internal and some external alterations, some of which have had a detrimental effect on the original High-Tech character of the dwelling.

It is the aim of this proposal to either remove or improve these later interventions and to bring the dwelling up to contemporary standards, but at the same time being faithful to its originally envisaged High-Tech look.

INTERNAL WORKS

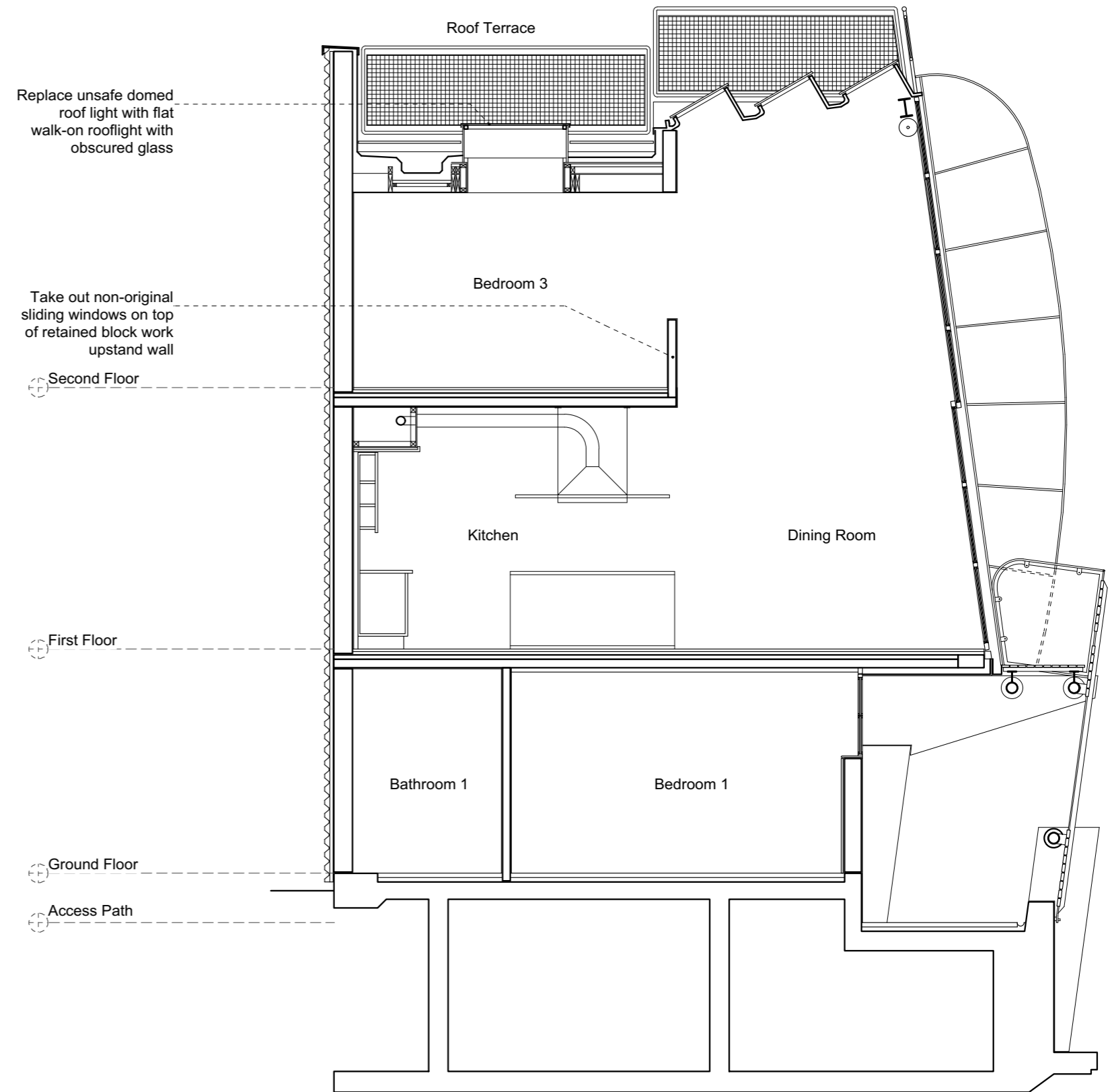
General

The existing layout of the rooms is to be kept, and no structural alterations are proposed.

The cabling and pipework is at the moment face fixed and runs in unsightly ducts and skirting covers. It is proposed to reinstate the original design intent and bury the pipes and cables in the floors and walls wherever possible.

The timber of the floors and of the treads and risers to the staircase is worn out in some areas, and it is proposed to replace the beechwood floors like for like, where necessary

The metal stair balustrade is to be refurbished and repainted.



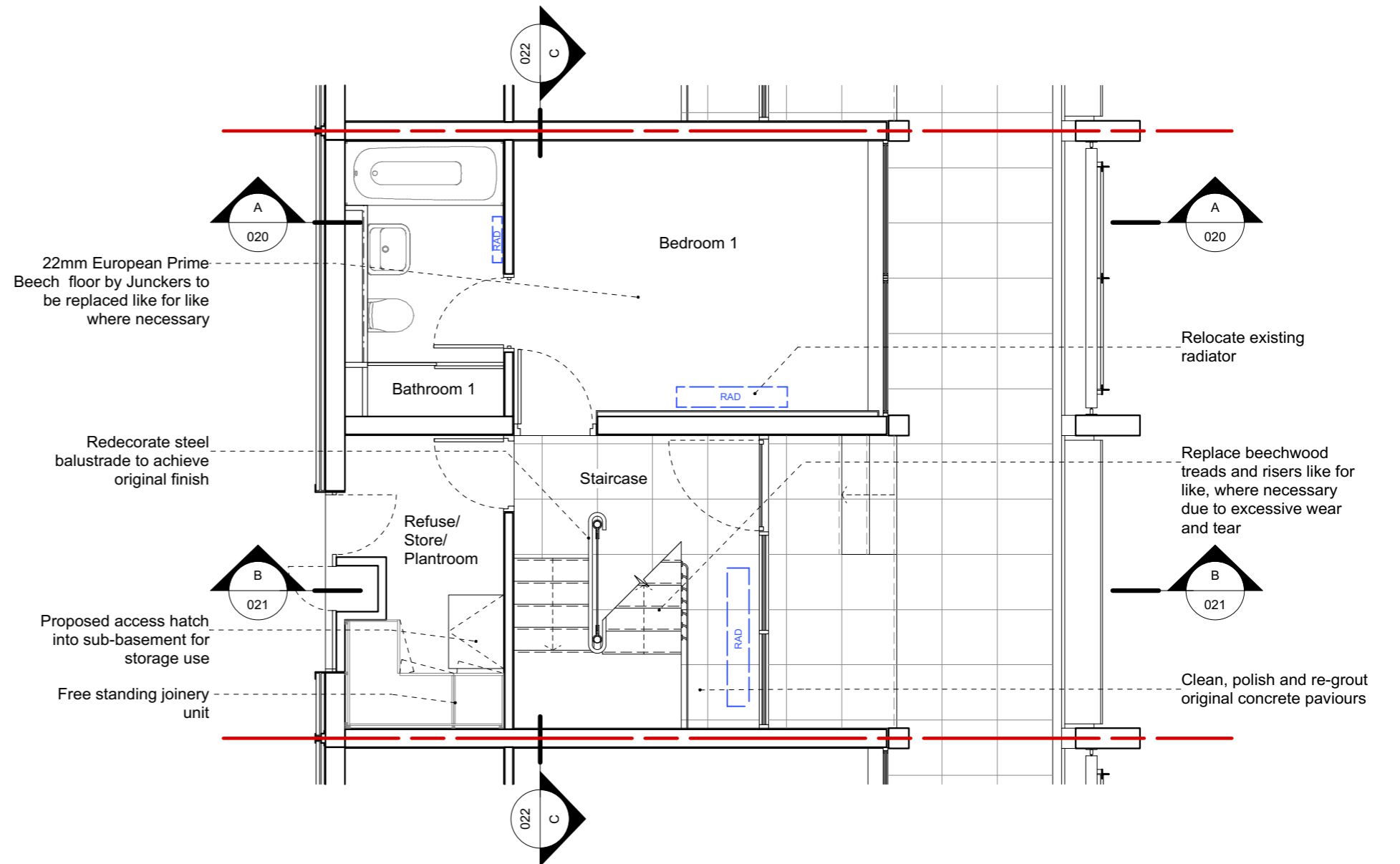
Proposed Section A-A

Ground Floor

- The concrete paviours in the entrance hall are to be kept, cleaned and re-grouted.

- The sub-basement area is to be made accessible for storage use by providing a new access hatch in the plant room.

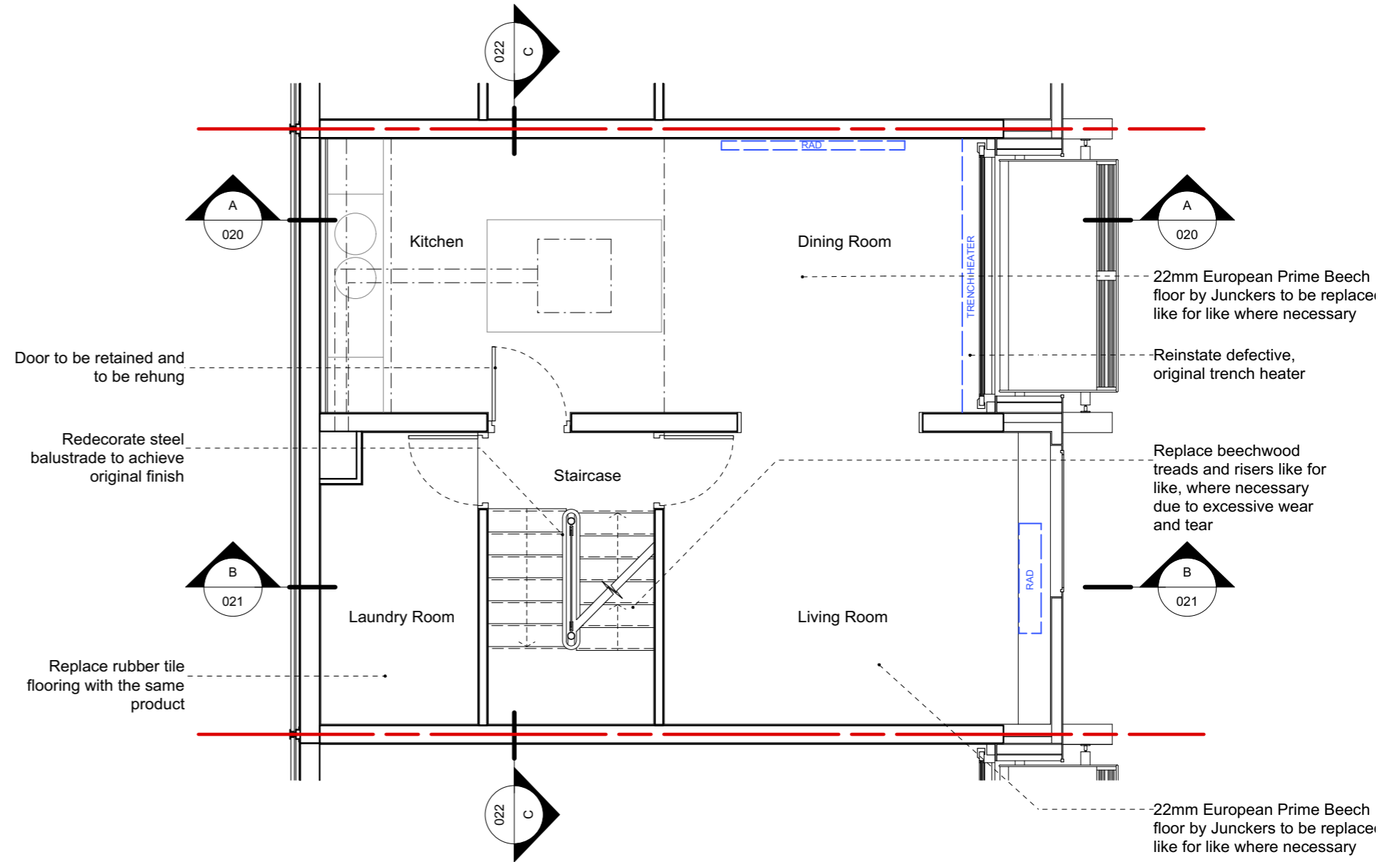
- The radiator in bedroom 1 is to be relocated from the external wall to the partition with the entrance hall.



Proposed Ground Floor Plan

First Floor

- The kitchen layout is to be retained as existing. The door to the staircase is to be retained but rehung to ease the flow. The original extract hood and pan rack is to be retained.
- The defective original trench heater in the dining room is to be repaired.
- Living room: The built-in shelf unit by the front window and the radiator underneath are to be retained.
- The rubber tiled floor in the laundry room is to be replaced with the same product.



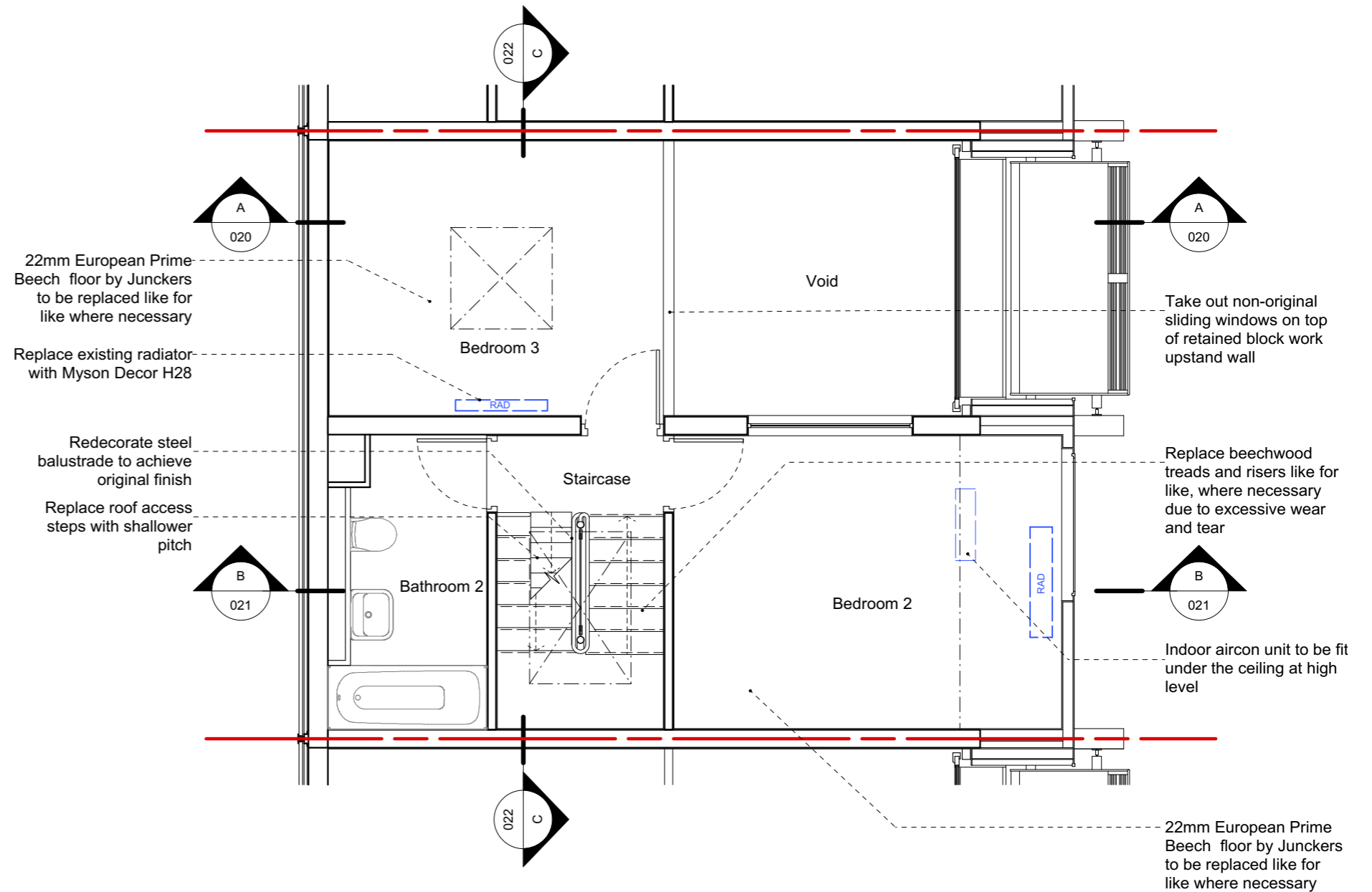
Proposed First Floor Plan

Second Floor

- The non-original sliding window is to be removed from the balustrade between the bedroom and the void over the dining area, to re-establish the design intent of the open space. The solid balustrade itself is proposed to be retained.

- The existing access steps to the roof are with an angle of over 70° extremely steep and unsafe to use. It is proposed to replace them with a longer and less steep flight (about 60°), with timber steps to match the finish of the main staircase.

- Bedroom 2 is difficult to ventilate and easily overheats in the summer months. It is therefore proposed to provide air conditioning for this room, with a condenser unit positioned discreetly behind the roof parapet (see roof plan and section A-A).



Proposed Second Floor Plan

EXTERNAL WORKS

General

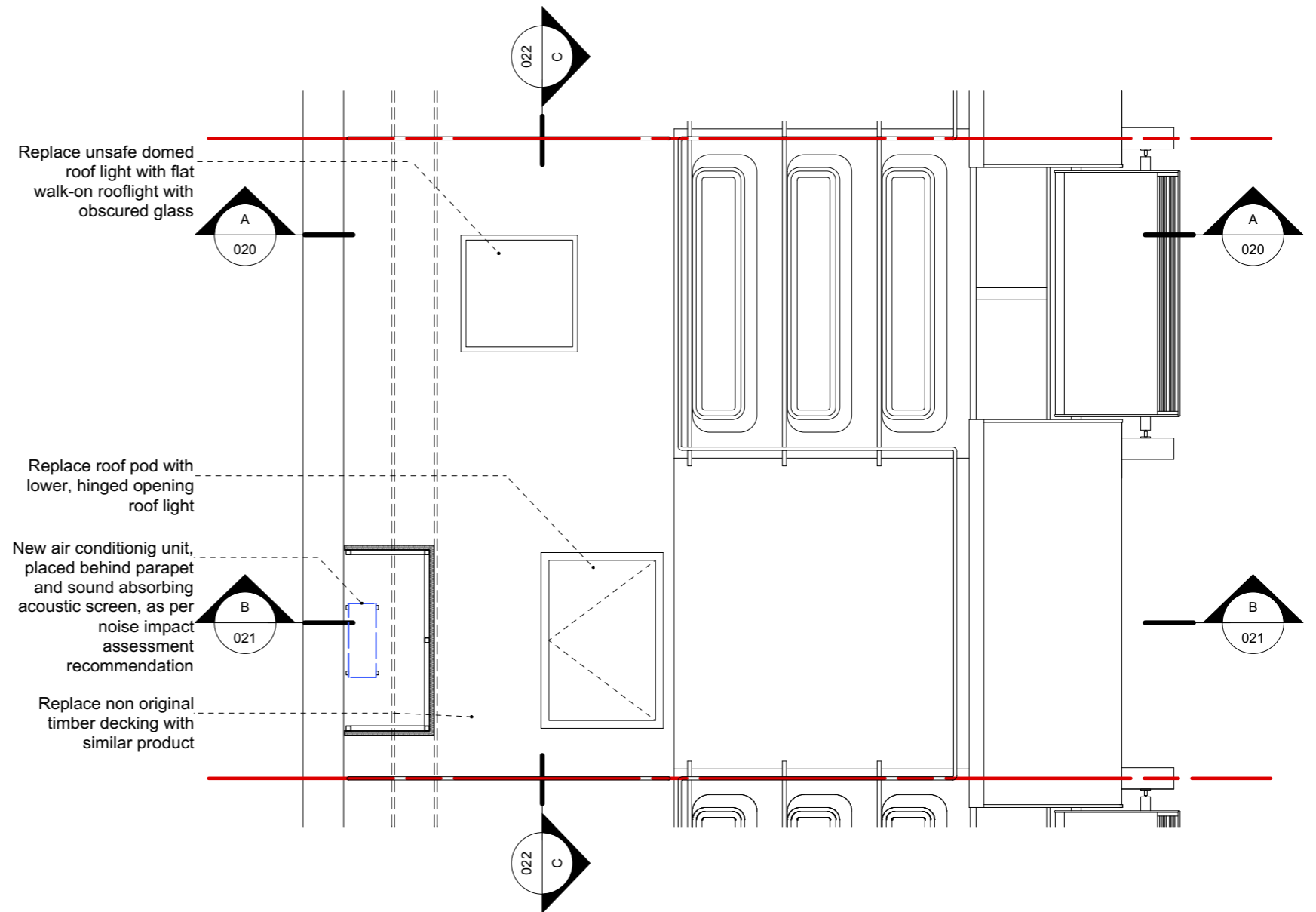
No works apart from essential like for like repairs to some of the window gaskets and the replacement of one failed window pane in the roller shutter are being proposed to the front and rear facade.

Roof

- The roof has been made accessible for use as a roof terrace after a successful planning application in 2003. One of the rooflights has been replaced with a glazed pod on top of the new access steps. This pod is not only poorly constructed and causing damp ingress in the surrounding roof area, but is also obtrusive within the roof terrace space. It is therefore proposed to replace it with a flat and hinged opening roof light, similar to one that has been installed in no.9. It is to be slightly longer than the built pod, to allow room for the less steep access steps, but is not exceeding the length that was originally approved in the planning application from 2003.

- As the roof was originally not meant to be accessible, the domed rooflight over bedroom 3 is not safe to walk on. Since the addition of the use as terrace, this situation has become a serious hazard, and it is therefore proposed to replace this rooflight with a safe, flat walk-on rooflight of the same dimensions.

- The timber decking is rotten in some places and is proposed to replace it with a similar product, but not change the layout of the roof terrace.



Proposed Roof Plan

- The proposed condenser unit is 765mm wide, 285mm deep and 550mm high. It is to be located on the roof terrace, directly behind the parapet on the south facade and is to be fitted with anti-vibration mounts and surrounded by a 700mm high acoustical screen, as per the noise reports recommendations, to keep the plant noise emissions below 31dB(A). Both the condenser unit itself as well as the screen will be at least 400mm lower than the parapet, and therefore not be visible either from the Sainsbury car park side, nor from the canal side.

Outline of new air conditioning unit, placed behind parapet and sound absorbing acoustic screen, as per noise impact assessment recommendation

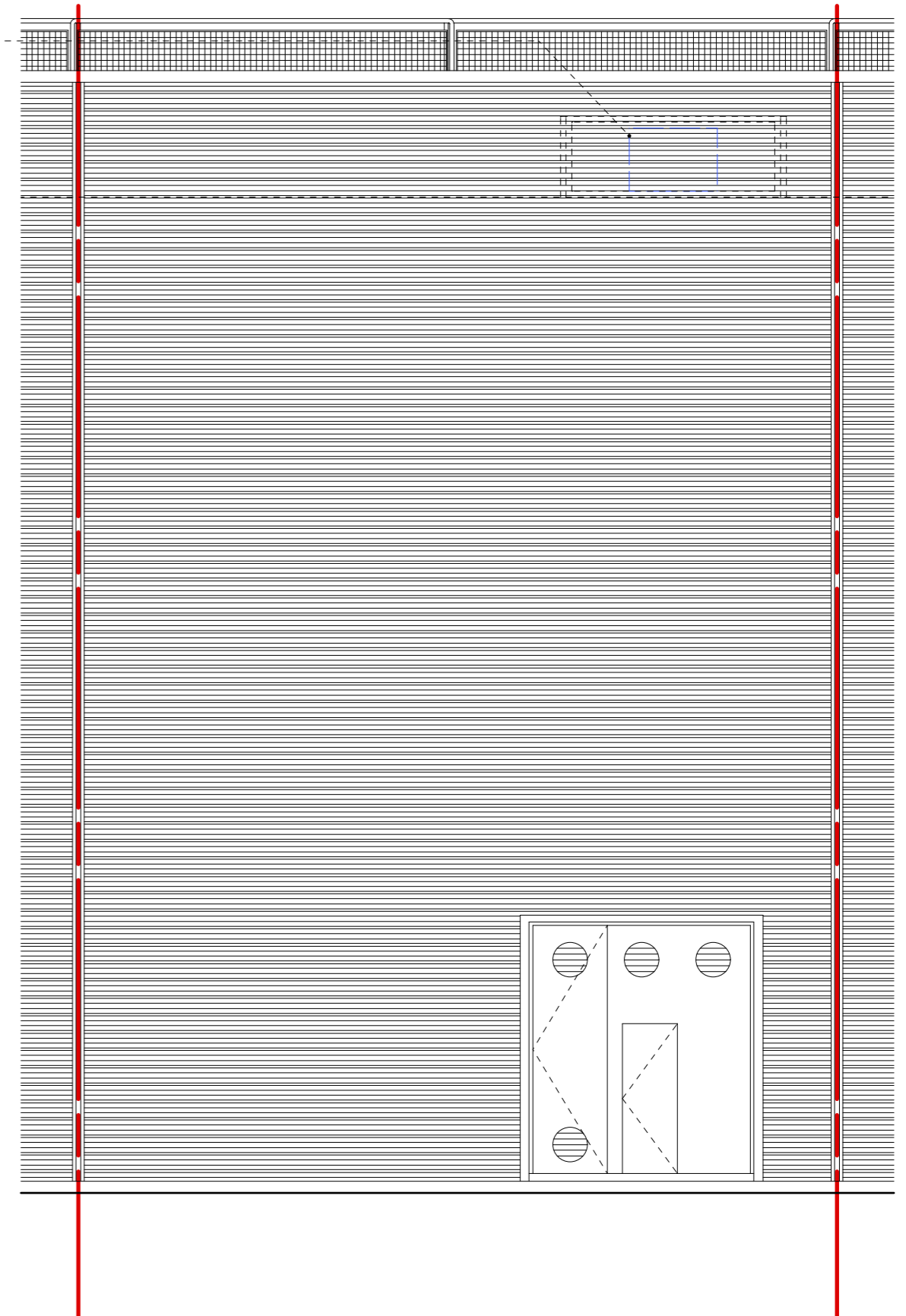
Roof Terrace

Second Floor

First Floor

Ground Floor

Access Path



Proposed South Elevation

4 ACCESS

As the building is listed, the achievement of compliance with Part M of the approved documents and the DDA documents would not be realistic without serious compromise to the historic building fabric.

We have endeavoured to ensure that our proposal will improve, or at least not diminish, access and compliance with parts M and K of the approved documents.

5 CONCLUSION

We believe that the current proposal achieves the successful update of a mid eighties building to current standards, but at the same time keeping in the spirit of the original High-Tech design and reinstating the experience of the double height void space, which had been partly lost in the previous alterations.

Drawings in this document are not to be scaled from. Drawings and images are illustrative only. For scaled drawings refer to a separate set of existing and proposed drawings as detailed on the Drawing Issue Sheet submitted alongside with this document.

This design and access statement for planning application and listed building consent was compiled by Hugh Cullum Architects LTD for the property at: 10 Grand Union Walk, London NW1

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