# 32-34 Lithos Road

## Design & Access Statement

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MEPK architects

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# Planning Team

**Client**

CDS Co-operatives

**Project Design Team**

| | |
|---|---|
| Architect | MEPK Architects |
| Structural Engineer | Ellis + Moore |
| Fire Consultants | IFC Group |
| Project Management | Pennington Choices |
| Facade Consulatants | Oculus Facades |
| Contractor | Rooff |

**Planning Authority**

London Borough of Camden

# Contents

# 1.0 Introduction

## 1.1 Proposed Works

This Design & Access Statement is prepared by MEPK Architects on behalf of CDS Co-operatives and outlines the proposed recladding of 32-34 Lithos Road to replace the existing combustible cladding with non-combustible materials.

Since the tragedy at Grenfell Tower the Government's Building Safety Programme has issued a series of guidance notes and advice. The external wall systems at Lithos Road have been assessed in accordance with the MHCLG's consolidated guidance 'Advice for Building Owners of Muilt-storey, Multi-occupied Residential Buildings' and in collaboration with the fire consultant, structural engineer and contractor, MEPK have developed recladding options to mitigate the potential fire safety risks in accordance with RICS, Building Societies and UK Finance Form EWS 1: External Wall Fire Review.

The statement is to be read in conjunction with the following documents:

As existing drawings by Pollard Thomas Edwards Architects (Appendix A):

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|---|---|
| 832 - PL(OO)01 B | Location Plan |
| 832 - PL(OO)02 A | Site Plan Existing |
| 832 - PL(OO)03 E | Proposed Site Plan |
| 832 - PL(OO)04 E | Proposed Ground Floor Plan |
| 832 - PL(OO)05 E | Proposed 1st & 2nd Floor Plan |
| 832 - PL(OO)06 E | Proposed Third Floor Plan |
| 832 - PL(OO)07 E | Proposed Fifth Floor Plan |
| 832 - PL(OO)08 D | Proposed Lithos Rd Elevation |
| 832 - PL(OO)09 C | Proposed Rear Elevation |
| 832 - PL(OO)10 C | Proposed East & West Elevation |
| 832 - PL(OO)11 B | Proposed Fourth Floor Plan |
| 832 - PL(OO)12 A | Proposed Sixth Floor Plan |
| 832 - PL(OO)13 A | Proposed Roof Plan |
| 832 - PL(OO)31 B | Elevations and Details for Boundary Treatments |

As proposed drawings by MEPK Architects:

| | |
|---|---|
| 20021 E11 | Existing South Elevation |
| 20021 E12 | Existing East Elevation 1 |
| 20021 E13 | Existing East Elevation 2 |
| 20021 E14 | Existing North Elevation |
| 20021 E15 | Existing West Elevation 1 |
| 20021 E16 | Existing West Elevation 2 |
| 20021 P101 | Proposed South Elevation |
| 20021 P102 | Proposed North Elevation |
| 20021 P103 | Proposed West Elevation 1 |
| 20021 P104 | Proposed West Elevation 2 |
| 20021 P105 | Proposed East Elevation 1 |
| 20021 P106 | Proposed East Elevation 2 |

### 1.2 Applicant

CDS is a charitable community benefit society and a registered social housing provider. It owns 830 rented and shared ownership homes in London and the South East and provides landlord, business and governance services to around 35 small housing co-ops who are also registered providers.

CDS' mission is to make co-op and community led housing into a mainstream option and it uses some of its surplus to invest in growth in the sector. It currently hosts the London Community Led Housing Hub funded by te London Mayor.

### 1.3 Client Objectives

The key project objectives are:

- Proactively respond to identified fire safety weaknesses in the original design of the building facade at 32 / 34 Lithos Road
- Resond to recent guidance from MHCLG in respect of combustible materials in buildings, including those below 18m
- Ensure that the works undertaken meet the immediate and anticipated fire safety requirements and regulations

# 2.0 Design Approach

The existing residential building comprises twenty-one self-contained flats served by a single core with two fire exits and one flat with a separate entrance.

The building envelope's massing is broken down with four material finishes; brick, cedar boarding, zinc coated aluminium and render. For the purpose of this exercise we have broken the massing into three key elements, the high rise seven storey block (HB), the low rise four storey block (LB) and the medium rise five storey block (MB).

A variety of detailed expert reports were commisioned to assess the current external wall construction, combustibility and fire escape strategy. The reports alongside the original architects' record drawings and specification have been used to identify areas of risk, particularly those not in line with current guidance and legislation. As these are record drawings they cannot be classified as 'as built' so further exploratory work will be carried out during the phase of removal phase of the works.

## 2.2 External Finishes

The three main parts of the building were analysed to establish any combustible elements are contained within the external wall build up.

The medium block is an insulated rendered finish on a masonry substrate within the buildings reinforced concrete frame. The specification revealed that the insulation is a combustible expanded polystyrene.

The high block is finished primarily in a cedar timber boarding with some infill panels of a zinc coated aluminium. The timber finish is clearly identified as combustible whilst further investigation indicated this is fixed to a plywood backing. Also all secondary support elements are timber battens and the reinforced concrete frame secondary structural infill is also constructed from timber.

Finally the low block which is a brick finish with a third floor setback with the zinc coated aluminium finish. Spandrel panels adjacent the fenestration at the balconies was also zinc coated aluminium.

Other areas considered part of the external facade were also investigated, for example the projecting balconies. Site visits showed that these had been finished with a timber decking contrary to the specification and drawings which show quarry tiles. This made it clear that further exploratory work would have to take place during the construction works with the Fire Engineer.

## 2.3 Apperance & Materials

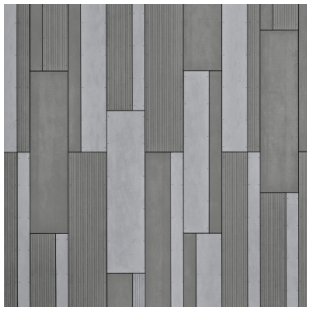
Our approach to the replacement of external finishes has been to leave the appearance close to the original building as possible whilst enabling a practical and buildable proposal.

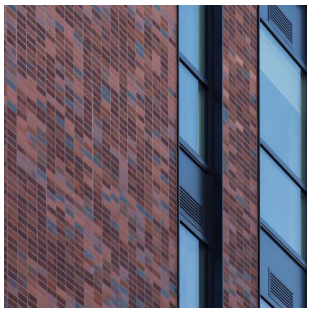
Working with the Fire Consultant we have established which combustible elements will need to be removed and which can safely be encapsulated and protected.

The low block brick finish is generally non-combustible, however there are a number of instances where combustible materials bridge the fire compartment walls and floors. The remedial works will comprise partial removal of the zinc coated aluminium cladding, replacement of the combustible substrate and reinstatement / replacement of the zinc coated aluminium cladding. As with the medium block the appearance is able to be retained.

The medium block has a simple solution to replace the render with a like for like product but one that has a non-combustible mineral fibre insulation.

The high block requires most of the external finish to be removed and our investigations looked at a number of alternative finishes which covered buildability, deliverabilty and aesthetics. We considered brick tiles, render and fibre cement board. From a buildability perspective brick tiles and fibre cement boards have little tolerance to accommodate variations in openings and setting out of the existing building and could result in unsightly cuts. The render option is more accommodating and results in a better finish. The proposed recladding replaces the cedar boarding with render, whilst the appearance will be different it offers the opportunity to make the medium block and high block become unified as one entity.





# 3.0 Conclusion

The proposed works are essential for the long term safety of residents at 32-34. They address the identified weaknesses in the original facade / cavity design and incorporate the most recent guidance on the reoval of combustible materials in the external envelope. In collaboration with the fire consultant, structural engineer and contractor, MEPK have sought to achieve recladding options which will mitigate potential fire safety risks in accordance with RICS, Building Societies and UK Finance Form EWS 1: External Wall Fire Review.

The proposals contained in this document aim to achieve this with as little disruption as possible to the current residents, provide a safe environment for living and to be in keeping with the original design intent and local context.

The major change in appearance of the tower feature high block from vertical cedar cladding to render offers the opportunity, using a complimentary render colour, to harmonise and unite the building as a whole.

# Appendix A