DESIGN & ACCESS STATEMENT

Replacement of the combustible insulated render systems to the courtyard elevations, roof plant enclosures and penthouse balcony elevations to the north elevation, with non-combustible alternatives. Replacement of the combustible insulation behind the vertical aluminium curtain walling to the north west elevation, separating the new and old brickwork, with non-combustible insulation. The existing vertical aluminium curtain walling panels are to be removed and set aside for re-installation after the non-combustible insulation has been installed. Additionally, all combustible vertical timber cladding and insulation to the ground floor elevations is to be replaced with non-combustible alternatives.

Replacement of all combustible timber materials from the balconies, including the timber decking and soffits, with a non-combustible alternative. The timber decking within the courtyard is also to be replaced with a non-combustible alternative. Additionally, all combustible timber materials and insulation to the ground floor entrance canopy, Housing Association entrance soffit, east elevation canopy and perimeter soffit detail to the north and east elevations are to be replaced with non-combustible alternatives.

To:

The Henson Building, 30 Oval Road, Camden Town, London, NW1 7DE

Date: November 2020

PLANNING CONSENT

CONTENTS

1.0 INTRODUCTION

1.1 Purpose of Document

This design & access statement has been prepared by Harris Associates and accompanies the planning application for the replacement of combustible materials to the facades of The Henson Building. It provides a detailed description and assessment of the proposals.

1.2 Brief Description

The works comprise replacement of the combustible insulated render systems to the courtyard elevations, roof plant enclosures and penthouse balcony elevations to the north elevation, with non-combustible alternatives. Replacement of the combustible insulation behind the vertical aluminium curtain walling to the north west elevation, separating the new and old brickwork, with non-combustible insulation. The existing vertical aluminium curtain walling panels are to be removed and set aside for re-installation after the non-combustible insulation has been installed. Additionally, all combustible vertical timber cladding and insulation to the ground floor elevations is to be replaced with non-combustible alternatives.

Similarly, all combustible timber materials from the balconies, including the timber decking and soffits are to be replaced with a non-combustible alternative. The timber decking within the courtyard is also to be replaced with a non-combustible alternative. Additionally, all combustible timber materials and insulation to the ground floor entrance canopy, Housing Association entrance soffit, east elevation canopy and perimeter soffit detail to the north and east elevations are to be replaced with non-combustible alternatives.

2.0 SITE CONTEXT

2.1 Location

The building is situated in the London Borough of Camden. The building faces Oval Road and Gilbeys Yard and is approximately 8 minutes' walk from Camden Town tube station.

2.2 Current Use

The building was originally a Victorian industrial building prior to undergoing substantial redevelopment works in 2010 to convert the building into an apartment block. The property consists of various sized residential units, split between both private and housing association apartments.

2.3 Natural Context

The building is adjacent to Regent's Canal.

2.4 Built Context

The surrounding built environment consists of mainly residential properties and office buildings.

Following the post-Grenfell enquiry, the Government reviewed the regulations concerning acceptable materials used in the construction of facades. As of 21st December 2018, A1/A2 materials only will meet the new regulations for façade and external wall construction on certain buildings including residential dwellings. Due to the presence of combustible materials the building is therefore not compliant with the MHCLG Advice for Building Owners of Multi-storey, Multi-occupied Residential Buildings. Removal of the combustible insulated render and timber cladding systems to the elevations aswell as the combustible timber components and insulation to the balconies and ground floor soffits at The Henson Building is required given the combustible and dangerous nature. Replacement systems with all elements rated Euroclass A2-s1,d0 or better is being implemented to bring these areas up to a compliant standard.

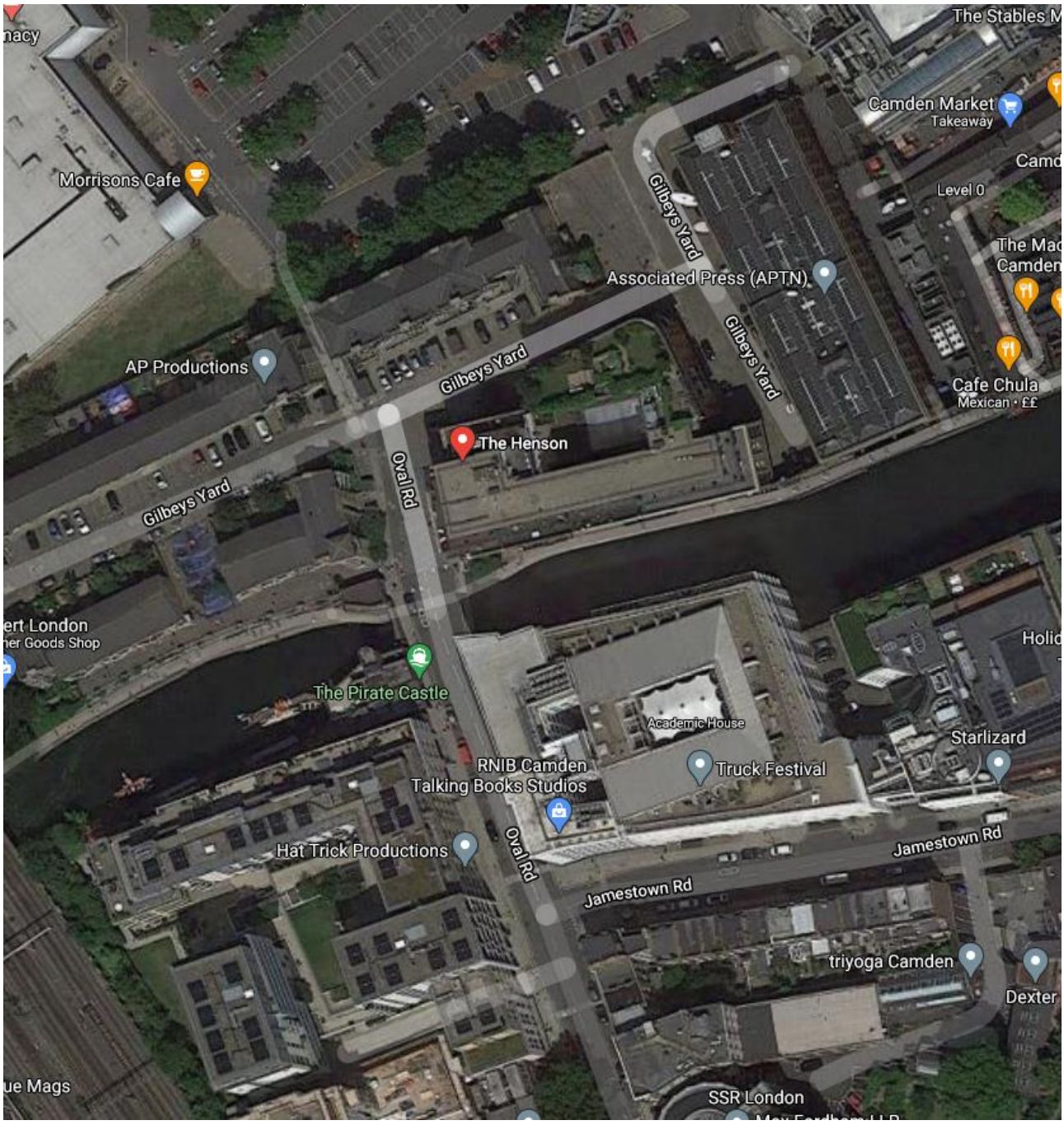
2.5 Boundaries

The Henson Building lies adjacent to Regents Canal to the south, Gibleys Yard to the north and west and Oval Road to the east.

2.6 Access

The main access to the private apartments is via the west elevation and the main access to the housing association apartments is via the north elevation. The site is well connected to transport links with London underground stations within close walking distance.

2.7 Landscape



Site plan The Henson Building

3.0 PROPOSAL IN CONTEXT

3.1 Overall Strategy

The combustible insulated render system to the courtyard elevations, roof plant enclosures and penthouse balcony elevations to the north elevation will be replaced with non-combustible insulation prior to the application of a non-combustible render finish which will be of the same finish as the existing render in terms of appearance, colour, texture etc.

The combustible insulation behind the vertical aluminium curtain walling to the north west elevation, separating the new and old brickwork will be replaced with non-combustible insulation. The existing vertical aluminium curtain walling panels are to be removed and set aside for re-installation after the non-combustible insulation has been installed.

The combustible insulated timber cladding system to the ground floor elevations will be replaced with non-combustible insulation prior to the installation of non-combustible imitation timber panelling. Although the replacement panelling will not have the same texture as timber, it will be of similar appearance in terms of colour and imitation wood grain effect.

The combustible timber materials to the balconies, including the timber decking and soffits will be replaced with non-combustible imitation timber decking/panelling. The timber decking within the courtyard is also to be replaced with non-combustible imitation timber decking. Although the non-combustible replacements to the areas of timber decking and soffits will not have the same texture as timber, it will be of similar appearance in terms of colour and imitation wood grain effect.

The combustible timber materials and insulation to the ground floor entrance canopy, housing association entrance soffit, east elevation canopy and perimeter soffit detail to the north and east elevations will be replaced with non-combustible insulation prior to the installation of non-combustible imitation timber panelling. Although the replacement panelling to the canopies/ soffits will not have the same texture as timber, it will be of similar appearance in terms of colour and imitation wood grain effect.

The new non-combustible systems will be fully in accordance with Building Control requirements.

There will be no impact to the building or street scene. The building line will not be altered and will remain as existing.

3.2 Response to Natural Context

Construction

All construction waste will either be reused on site or recycled where possible. A construction management plan will be implemented to reduce impact on neighbouring properties and road infrastructure.

Local trades will be utilised for the duration of works.

3.3 Response to Built Context

The upgrade of this element will meet the standards of modern construction.

3.4 Scale

No change to scale of the property as part of this proposal.

3.5 Appearance and Materials

The existing style and scale of the new non-combustible systems will remain as close as possible to the existing and will have no adverse effects on the historic importance of the building.

3.7 Boundary Treatments

Boundary treatments will remain as existing.

3.8 Access

Access to the property will remain unchanged.

3.9 Landscape Design

No changes to existing as part of this proposal.

4.0 CONCLUSION/SUMMARY

With all the above carefully considered we are confident that our proposal is more than acceptable and is necessary in order to comply with the recent changes to the Building Regulations and to safeguard existing residents and neighbouring buildings to prevent situations like the Grenfell tragedy from recurring.