Loudoun Road

Building Envelope Improvements - Design & Access Statement | March 2022

Levitt Bernstein People.Design

Job name
Loudoun Road Building Envelope Improvements

Job number
3850

Date of issue
15.03.2022

Author
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File path
\\levittbernstein\projects\3850\00 WIP\0-6 Other Software\Infinity Publisher

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Proposal Synopsis:

Overview

154 Loudoun Road is an existing housing scheme designed by Levitt Bernstein and built by Durkan for Origin Housing, completed in 2012. The building comprises a low-rise 4 storey block, stepping up to an 8 storey tower on the site of a former builders' merchants adjacent the historic Alexandra Road flats in Camden, North London.

The scheme was the first of its type and scale to be designed to Passivhaus standards which, at the time of construction, offered very significant reductions in carbon emissions over the then regulatory standard for residential construction.

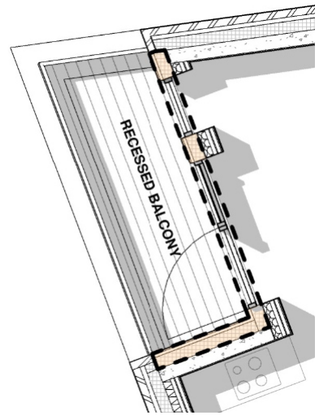
The materiality of the predominantly brick facade has allowed the scheme to blend well with the surrounding vernacular architecture and the existing timber-clad inset balconies brought warmth to the human scale for occupants.

Proposed Improvements to the building fabric

Since completion in 2012, the occurrence of the Grenfell Tower fire has resulted in Origin re-assessing their building stock. As a result of the review, it has prompted our client to upgrade part of the existing facade of Loudoun Road to improve both the safety and appearance of the building.

The proposed changes encompass the removal and replacement of the external timber cladding and phenolic insulation to the enclosing walls of the inset balconies of the 8 storey block.

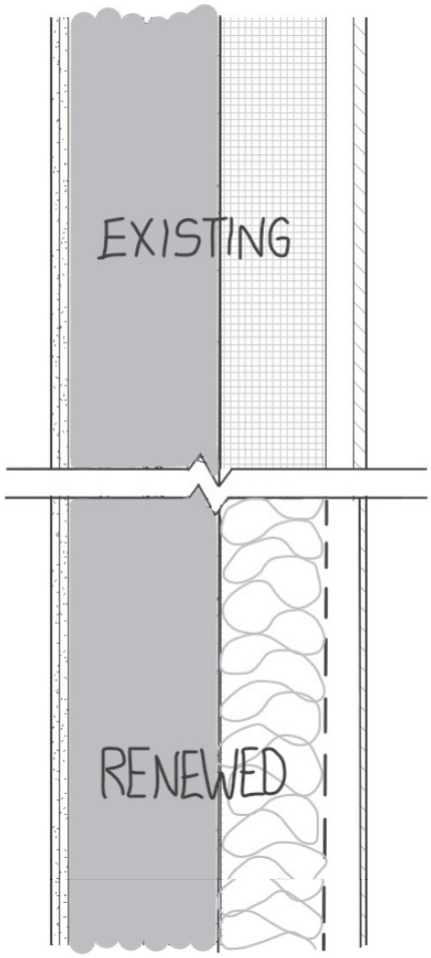
The external, non-structural leaves of the these walls will be removed and replaced with non-combustible alternatives. No other building elements will be affected by the proposal.

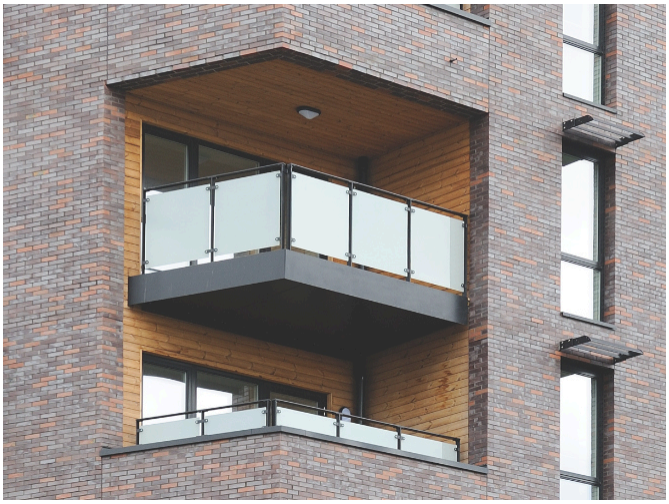


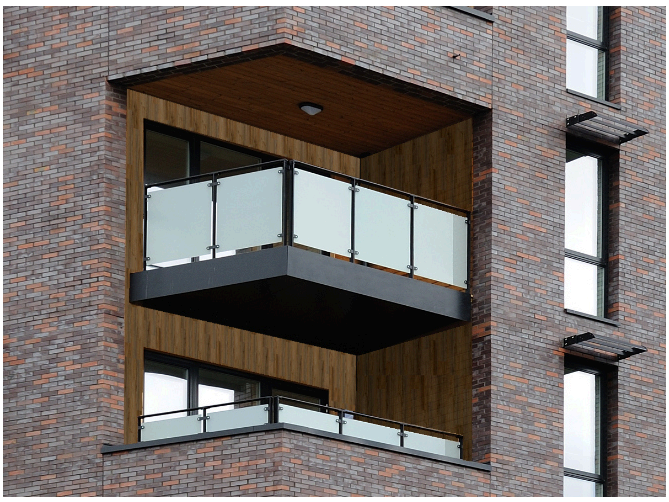
Typical extent of fabric replacement around inset balcony

Materiality

The new wall build up will have mineral fibre batts as the insulant, in place of phenolic foam boards, with a cladding of high-density stone fibre resin board with a decorative finish sympathetic to the existing material tones of the existing cladding. The improvements are designed to fit within the depth of the existing wall build-up, avoiding impact upon occupants.







A closely-matched finish, sympathetic to the tones of the original timber cladding, will be installed in place of the existing materials