

Design & Access Statement

Country Hall Apartments

Prepared by Aros Architects
January 2021

County Hall Apartments

External Alterations

Design & Access Statement

Aros

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County Hall Apartments

County Hall Apartments are located to the South-East of Belvedere Road, SE1 and north of Westminster Bridge.

The Apartment complex runs north to Chicheley Street and the buildings are positioned around internal secure, private courtyards.

York Road runs to the East of the complex.

The red dot on the aerial view here describes the location of the particular area we are looking to discuss in the following pages of the full planning application.

NOT TO SCALE
Credit: Google maps



01 EXISTING CONSTRAINTS

INTRODUCTION

Aros Architects have been appointed by Virtus Contracts to assess the options for the concealing of newly-installed pipework required to serve the apartments, much of which is located in the basement car park, but this extends externally into the lightwell; and the chosen route has given rise to remove the escape ladder-stair enabling a fire escape from the ground floor balconies discharging into this lightwell.

The location of the new stair avoids security breaches implied direct to the Ground level, and the dog-leg design retains access to the hatches beneath.

Through the installation of new water supply pipework the design challenge is to satisfactorily mask these pipe runs; and design a revised fire escape staircase location without causing any breach of security; and with an aim to enhance the end result, taking influence from the tree-planters seen in the courtyard at the development already.



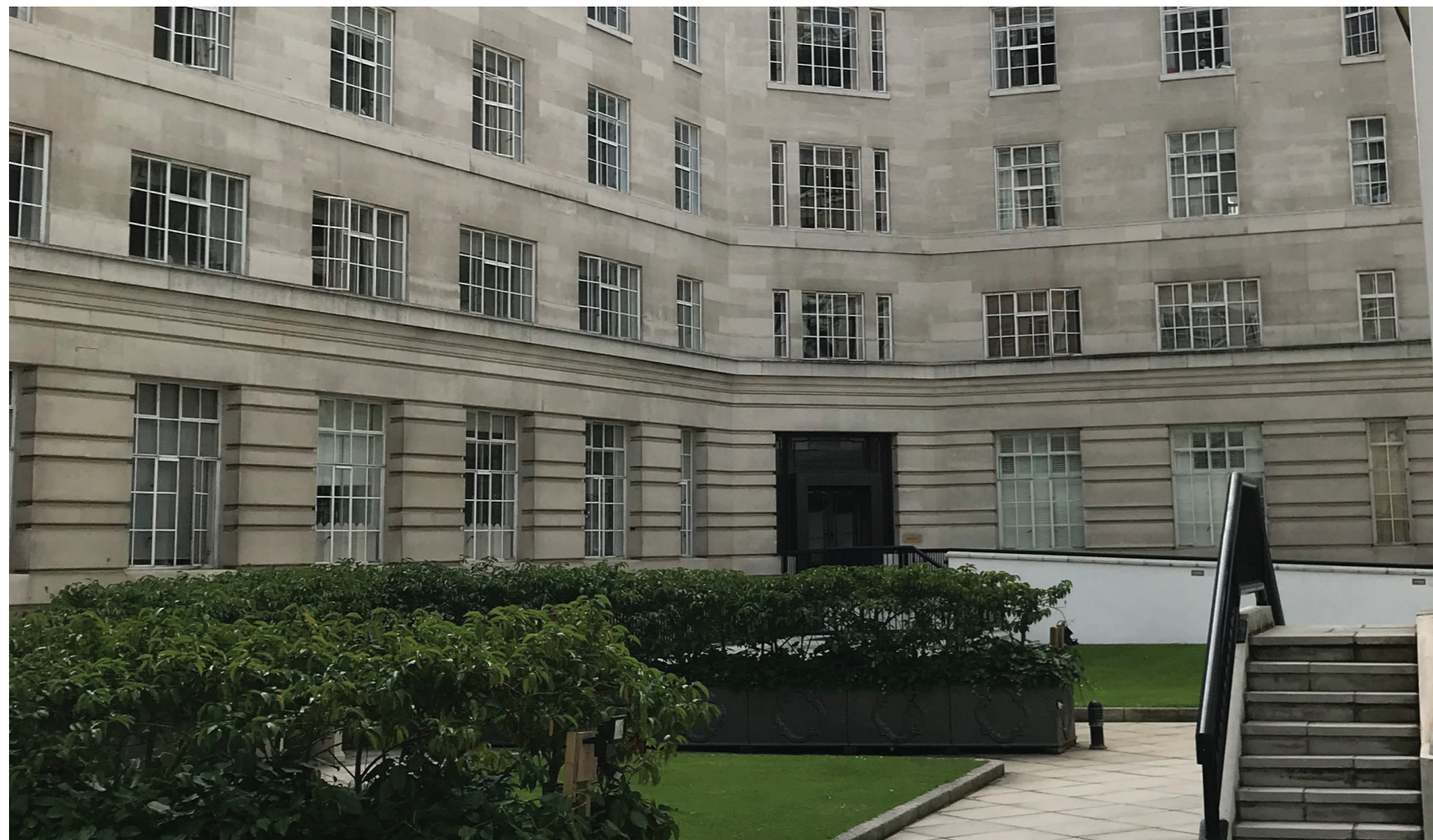
Access hatch



Manhole cover

The existing communal courtyard feature great planting areas and are an inspiration for introducing more greenery to the space.

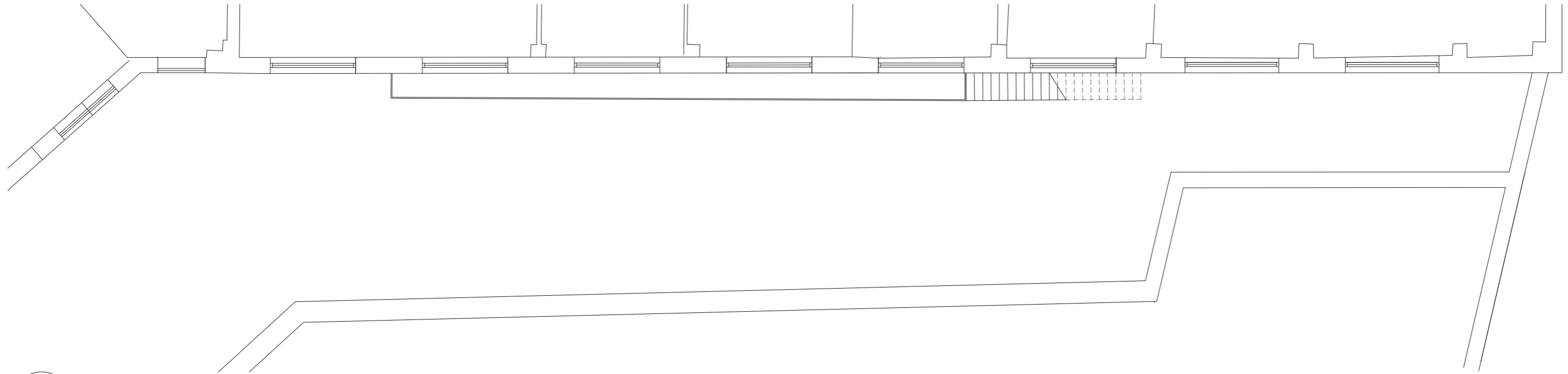
Note the glass reinforced plastic (GRP) planters, which we are keen to copy for use to cloak the pipework installations.



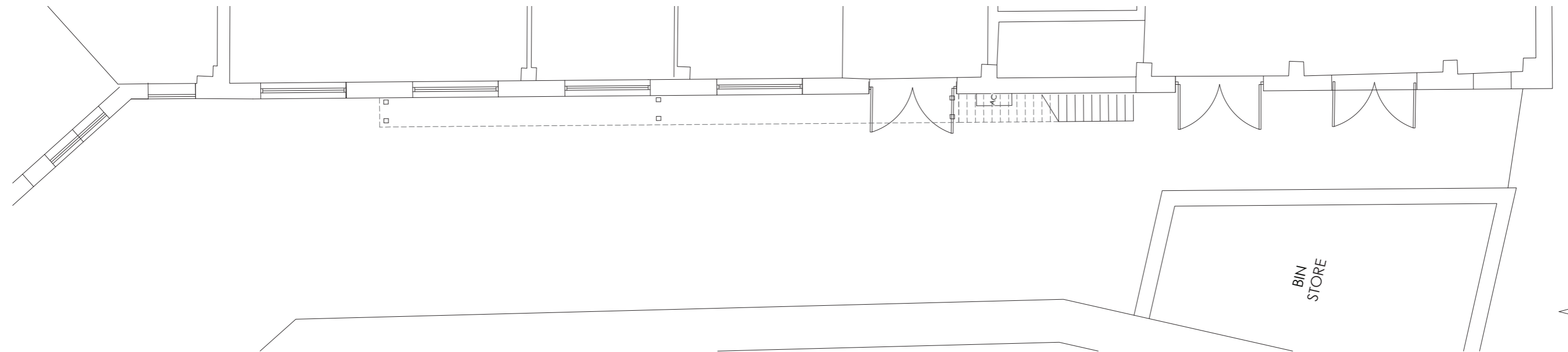
The Courtyard area



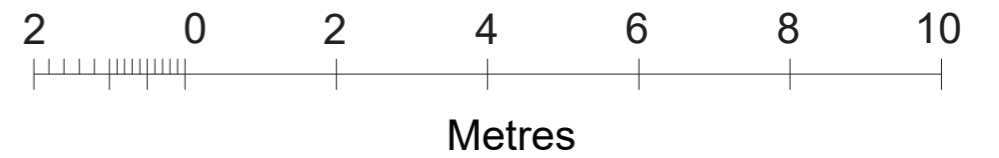
Example of the Facade



1 Existing Ground Floor Plan Scale: 1:100
00 - 099



2 Existing Basement Floor Plan Scale: 1:100
00 - 099



NOTES

1. All dimensions are to be verified by the Contractor on site, any discrepancies in this drawing are to be reported to Aros Ltd
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REVISIONS

REV	DATE	DRAWN	CHECKED	DESCRIPTION
P1	08.10.2020	JA	ML	PLANNING ISSUE
P2	14.01.2021	SC	ML	PLANNING ISSUE

PROJECT NUMBER

6252

PROJECT NAME

COUNTY HALL APARTMENTS, SE1 7PY

TITLE

EXISTING BASEMENT & GROUND FLOOR PLANS

DRAWING NUMBER

(00) 099

DATE

14.01.21

STATUS

PLANNING

SCALE

1:100@A3

REV

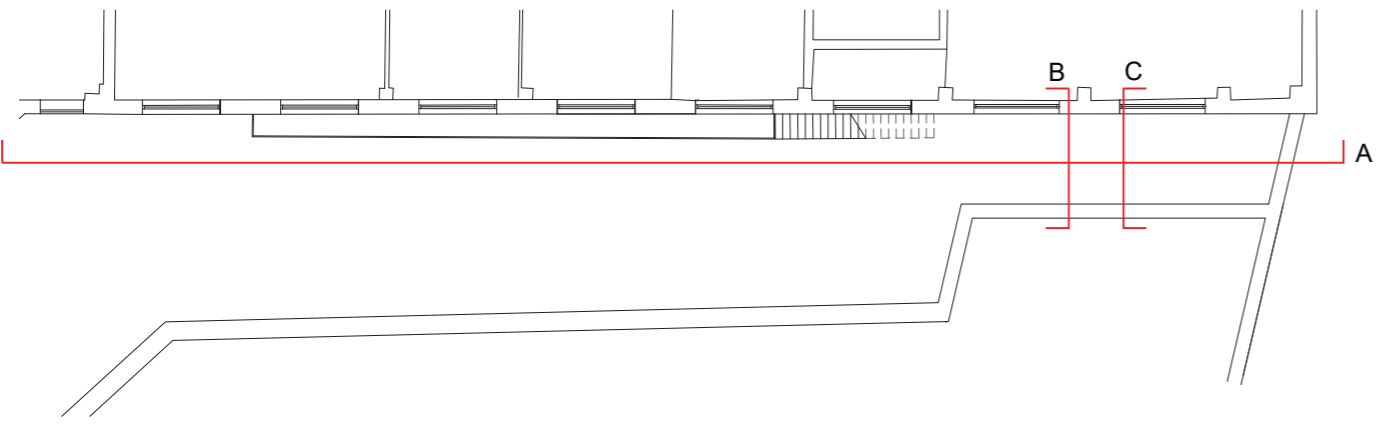
P2

County Hall Apartments

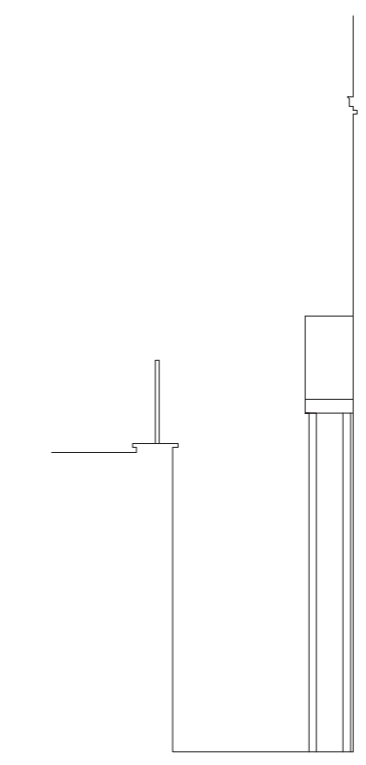


PREVIOUS ESCAPE STAIR /
LADDER (NOW REMOVED)

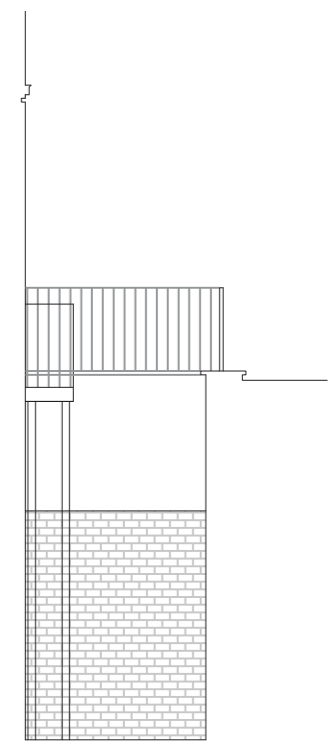
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00 - 200 South Elevation Scale: 1:100



2 Existing Plan Scale: 1:200
00 - 200
2 0 2 4 6 8 10 Metres
N



3 Elevation B-B
00 - 200 East Elevation Scale: 1:100



4 Elevation C-C
00 - 200 West Elevation Scale: 1:100

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P2	14.01.2021	SC	ML	PLANNING ISSUE

PROJECT NUMBER

6252
PROJECT NAME
COUNTY HALL APARTMENTS, SE1 7PY
TITLE
EXISTING ELEVATIONS & SECTIONS

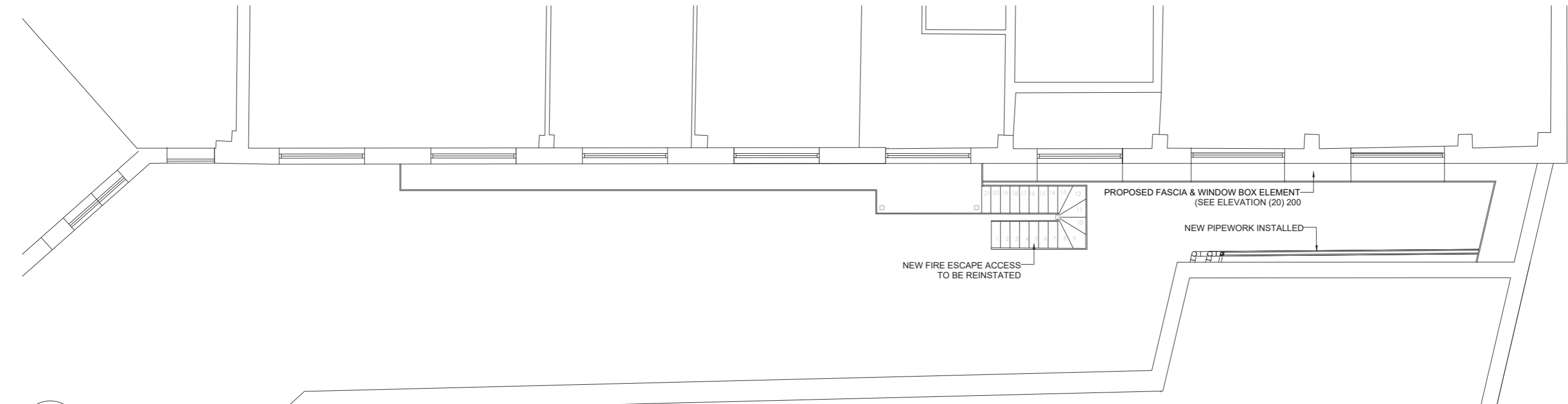
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14.01.21
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REV
P2

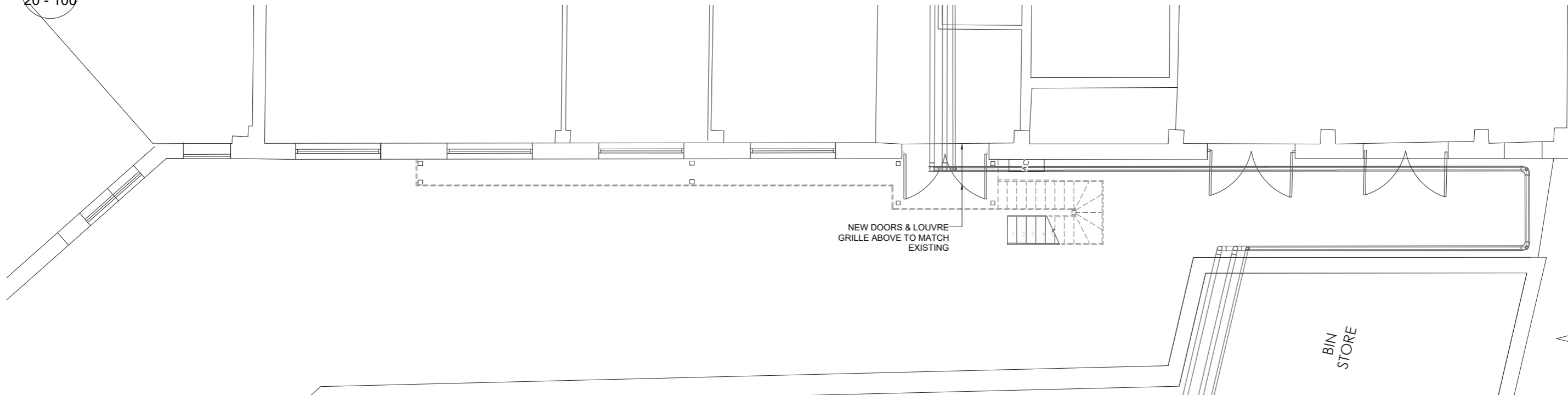


Aros Architects
Jerwood Space
171 Union Street
London SE1 0LN
Telephone
+44(0)20 7928 2444
Facsimile
+44(0)20 7928 2450
Email
info@arosarchitects.com
Website
www.arosarchitects.com

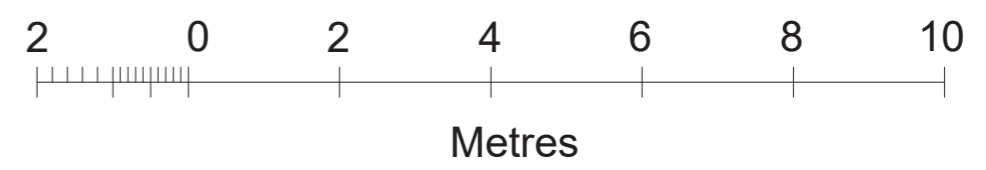




1 Proposed Ground Floor Plan Scale: 1:100
20 - 100



2 Proposed Basement Plan Scale: 1:100
20 - 100



Telephone
+44(0)20 7928 2444
Facsimile
+44(0)20 7928 2450
Email
info@arosarchitects.com
Website
www.arosarchitects.com

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PROJECT NUMBER

6252
PROJECT NAME
COUNTY HALL APARTMENTS, SE1 7PY
TITLE
PROPOSED GROUND & BASEMENT FLOOR PLAN

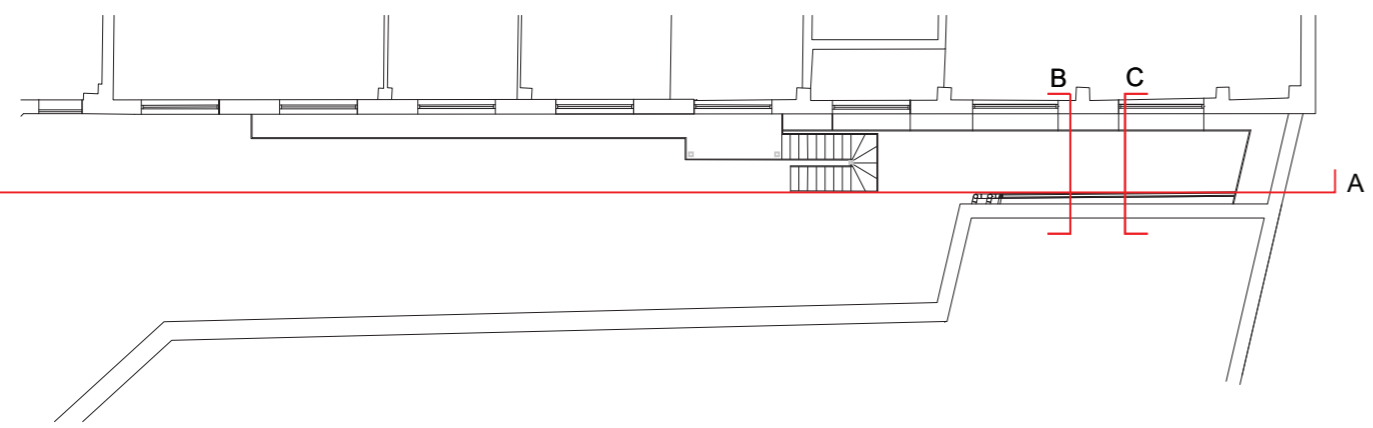
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DATE
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REV
P2

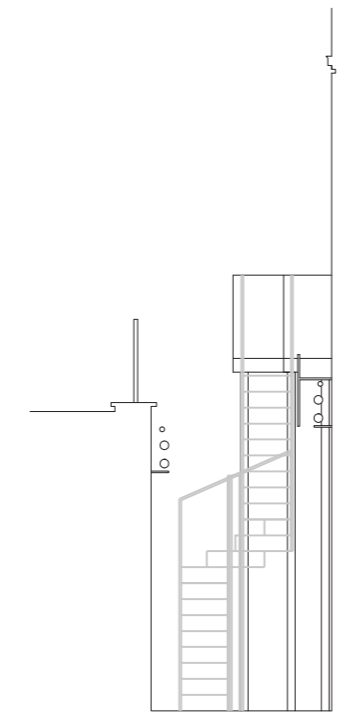
BALCONY MODIFIED TO SUIT STAIR WIDTH ABOUT CENTERLINE (ε) TO WINDOW



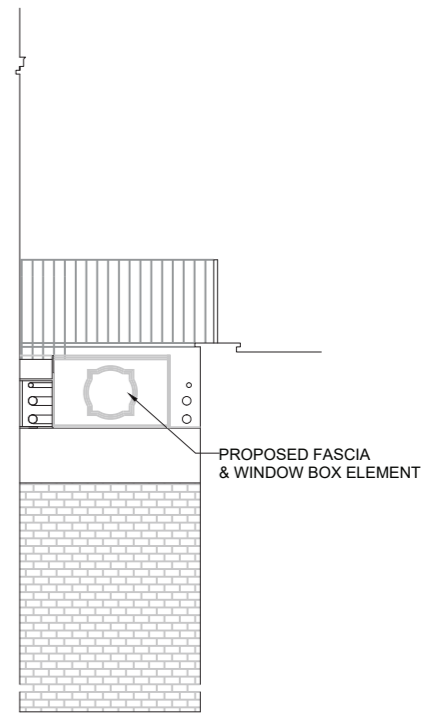
1 Elevation A-A Scale: 1:100
20 - 200 Proposed South Elevations



2 Proposed Plan Scale: 1:200
20 - 200
2 0 2 4 6 8 10 Metres
N



3 Elevation B-B Scale: 1:100
20 - 200 Proposed East Elevation



4 Elevation C-C Scale: 1:100
20 - 200 Proposed West Elevation

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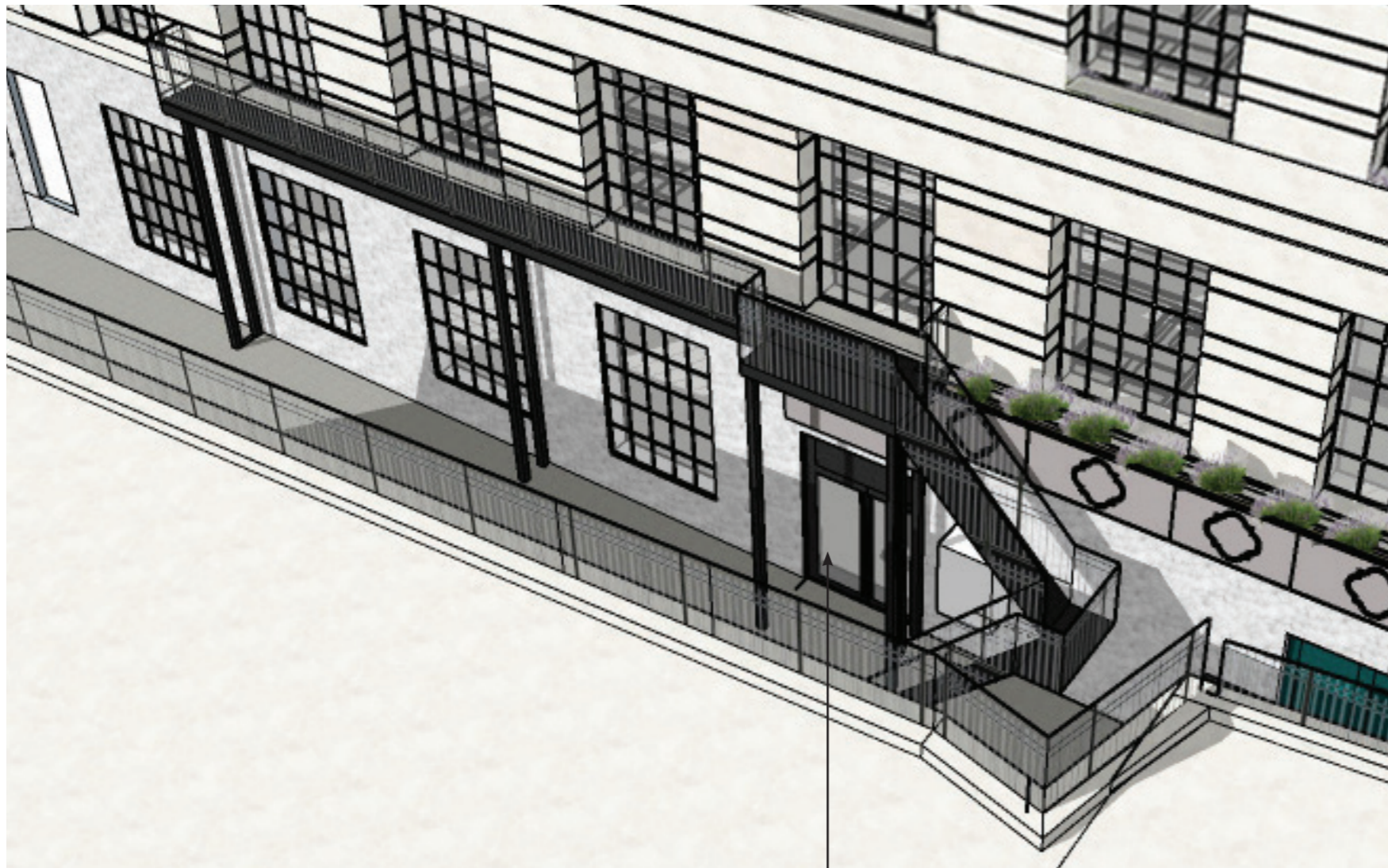
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P2	12.01.2021	SC	ML	PLANNING ISSUE

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TITLE
PROPOSED ELEVATIONS & SECTIONS

DRAWING NUMBER

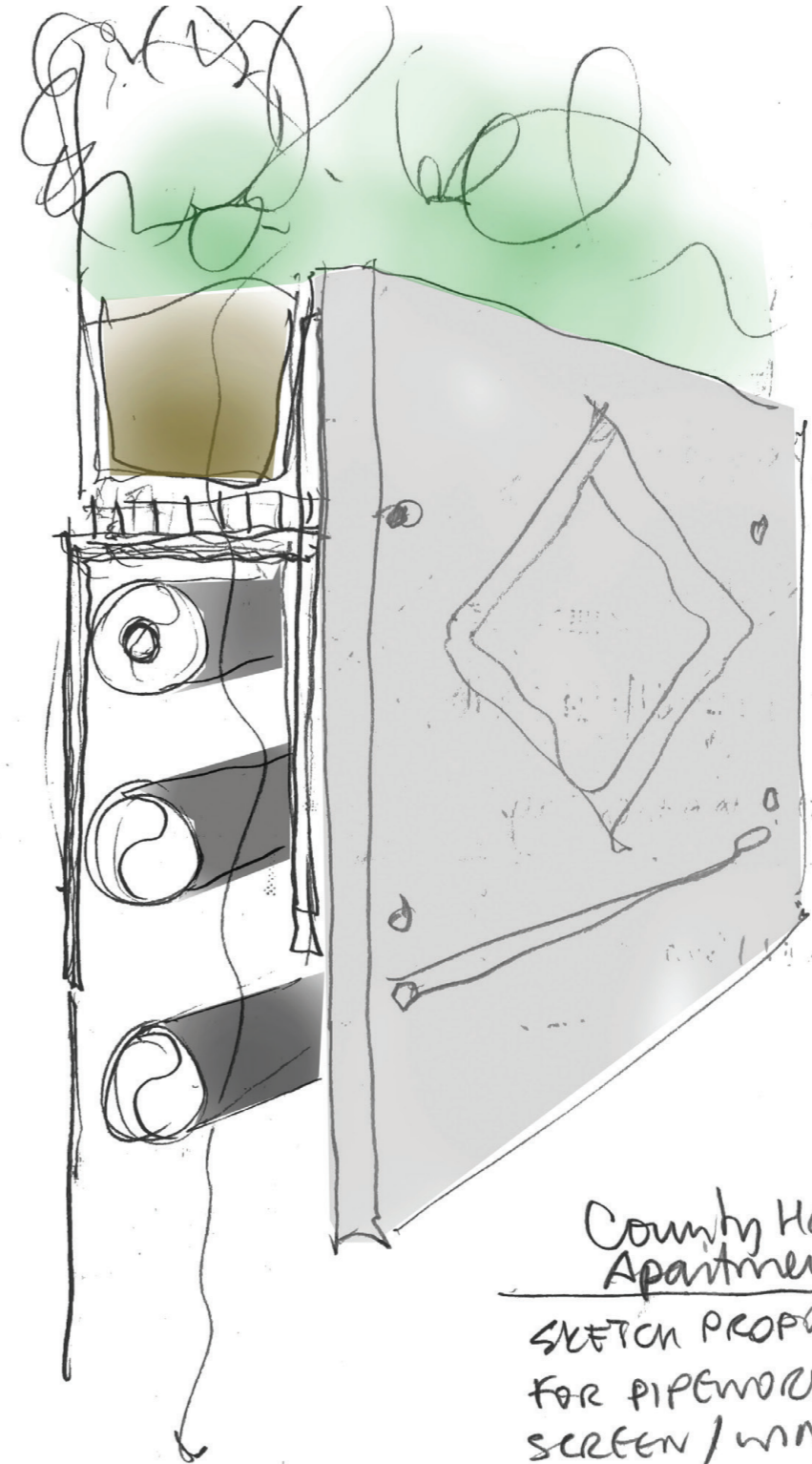
(20) 200
DATE
14.01.21
STATUS
PLANNING
SCALE
1:100@A3
REV
P2



New door to match existing



Existing door shown for reference



County Hall
Apartments.
SKETCH PROPOSAL
FOR PIPEWORK
SCREEN / WINDOW
BOX.

