

Youth Centre Basement – Design and Access Statement

A description of the existing property or site (e.g. key features, character, age and previous alterations that have been undertaken):

- Coram's Fields Youth Centre forms part of the Coram's Fields and the Harmsworth Memorial Playground site that presides on the 18th Century site of Thomas Coram's historic Foundling Hospital.
- The existing charity Coram's Fields was established in 1936 to serve children and young people in this densely populated part of central London as well as further afield.
- The Youth Centre itself forms a vital part of this infrastructure and provides a range of support services for young people aged 11-19.
- The Youth Centre building was built in the mid-19th Century as part of the Foundling Hospital site. It is grade-II listed and comprises of three stories - a basement consisting of an art room, gym and music studio; the ground floor with both staff offices and the 'common room' space of the youth centre; the first floor with an IT Suite for young people as well as more offices and a kitchen.
- The last major alteration to the building was completed in 2007. This involved considerable re-design of the space to modernise it and make it fit for the purpose of enriching the lives of local young people. The designs were made by the architects Theis and Khan and the construction work was contracted to Coutts Construction.

An explanation of the design principles and concepts behind the proposed development (e.g. the scope of proposed development)

- The proposed development involves constructing a separate space in the main room of the basement of the youth centre.
- The space will be constructed with drywall and will have a timber door as well as a large glazed panel with laminated glass.
- There will be no alterations to existing electrics, gas work or HVAC.

A description of the intended use of the proposed development

- The new space will provide greater functionality in the youth centre basement, allowing for private 1:1 meetings between young people and youth workers as well as small group sessions, all while young people are using the adjacent gym and art space.

A description of the layout of the proposed development (e.g. how properties and public/private spaces will be arranged on the development site. Also their relationships with one another)

- The development will have no implications for the wider Coram's Fields site as it is contained within one space of the Youth Centre.

Details of the scale of the proposed development (e.g. the height, width and length of new properties and public/private spaces)

- The new space will be 3600mm wide and 3600mm deep and will extend to the ceiling of the current space (2480mm).

A description of how public/private spaces will be landscaped in the proposed development

- The new space will be kept in keeping with the current internal design of the youth centre as completed in 2007.

A description of the appearance of the proposed development (e.g. what materials and architectural styles will be used)

- The construction will be a British Gypsum dry wall partition with painted doors and windows all to match the existing Theis and Khan design.

An explanation of how local context has influenced the overall design

- The new space will have no impact on the external of the grade-II listed building and in terms of the internal design of the building, it will be kept in keeping with the existing designs as completed in 2007.

Details of the proposed access to the development site. How equal and convenient vehicle and disabled access to buildings, spaces and public transport is ensured and maintained.

- The new space is entirely accessible for disabled visitors. There are no steps into the building from the street and the new space is accessible via a platform lift from the ground floor and has a door sufficiently wide enough to allow wheelchair access and is compliant with Document M.

For developments that involve carrying out work on a listed building, the statement should also include the following information - an explanation of how the historical and architectural importance of the listed building has been considered when designing the development. In particular its physical features and setting.

- The new space will have no impact on the external of the grade-II listed building and in terms of the internal design of the building, it will be kept in keeping with the existing designs as completed in 2007.