



## Design & Access Statement

Talacre community  
& sports centre

**SPACE & PLACE**

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## Planning Documents

- 3971 (08) 001 - Existing Ground Floor Plan
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- 3971 (08) 003 - Existing Roof Plan
- 3971 (08) 004 - Existing Site Plan
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Design and Access Statement  
Environmental Noise Assessment

# Introduction

## 1.0 The Statement

Talacre Community Sports Centre is owned by Camden Council and operated by GLL.

This document has been prepared by Space and Place Architects, on behalf of Camden Council, hereafter referred to as 'the applicant'.

The proposals supported by this Design and Access Statement follow a period of design development and subsequent consultation with Camden Council and other interested third parties.

The purpose of the Design and Access Statement is to communicate how the design considerations have informed these proposals and demonstrates how the design considers accessibility of the external approaches and the Lido itself.

This statement follows a structure originally suggested by the Commission for Architecture and Built Environment (CABE), now a subsidiary of the Design Council, and is split into 3No. elements:

### Context

- Introduction
- Physical Context
- Social Context
- Economic Context
- Planning Policy

### Evaluation

- Constraints and Opportunities
- Design and Aims and Principles

### Design and Access

- Use
- Quantum
- Layout
- Scale
- Landscaping
- Appearance
- Access

## 1.1 Overview

This statement is in support of a Minor development Planning Consent application for the remodelling of the existing Talacre Centre. The proposals will include primarily two main extensions consisting of a 60sqm single story extension to the south main entrance and 110sqm extension to the first floor to create a new studio space with a 4/4.5m ceiling height.

The entrance extension creates opportunity for the internal reconfiguration of the reception foyer to improve its user flow and security with an added barrier system, a draft lobby and a new cafe facility with associated wc's which would also be accessible to the public from the neighbouring park. The first floor extension will provide the centre with a 9.1x12x 4/4.5m studio which will elivate the demand for the currently oversubscribed facility.

The remodelling proposal for Talacre Community Sport Centre is to increase participation by converting the majority of Talacre's first floor (currently mostly office, classroom and redundant cafe space) into a large multi-purpose sports facility with a renovated classroom and office allowing for the expansion of the existing sports & physical activity programme of and introduce new activities.

The Objectives of remodelling the Talacre Centre are to create additional activity space to address the following key participation principles in one project:

- Expand activity programmes to meet the needs of Camden residents and visitors in particular those between 5 to 16 years of age.
- Additional space provision for clubs and community groups
- Increased physical activity opportunities for adults and family groups
- Maximise the opportunity to generate income
- Improved customer experience for all those visiting the centre through easy access routes, increased security, and modern facilities to meet the requirements of Camden Citizens.

The proposal involves 3 main developments to the Exterior;

- Addition of studio to first floor (12mx9.1m 4.5m height - internal dimensions) which will require the raising of the roof to the existing sports hall level. It will have glazed appearance with a varied profiled timber cladding. The studio will look out onto the current outdoor pitches which is surrounded by trees.
- Single story entrance extension under the existing canopy. Materials to the extension will be glazed and timber cladding to match existing. A second entrance which would be operational at the park times would provide users with café and WC provisions while recreating a synergy with the park.
- Curtain walling above the external staircase to be removed and replaced with a painted rendered wall to match the first floor wall finish with window to adapt to the internal re configuration

Internally;

- To improve security, a barrier system will be designed with the repositioning of the lift and staircase in one place rather than separately as existing.
- The existing GF Studio (re-provided on first floor) will be re-designed as a gymnasium studio
- The store in between the changing rooms we are proposing a studio space in place
- On first floor the under utilised café space will re-house the existing offices and class space
- A mezzanine level has been designed for additional gender neutral changing space or multiuse space
- A general update of finishes to a modern standard to these areas



# Context

## 2.0 Context

The following analysis considers the wider physical, social and economic context for the purposes of this statement.

## 2.1 Regional Context

The application site off Dalby Street adjacent to Talacre Gardens in Camden. The Leisure centre site borders Talacre Garden which is under Town Green Status. The red line boundary runs along the perimeter of the building and 5 a side pitch. There is a 2m exclusion zone to the west elevation of the existing reception façade for maintenance use.

Application site grid reference: SU 467673  
Latitude: 51°32'49.39 N  
Longitude: 0°08'49.83 W

The application site falls within the jurisdiction of Camden Council.



# Context

## 2.2 Local Context

Talacre sits adjacent to open town green status land which is occupied as a park which contains a children's playground and a all-weather playing pitch. To south front entrance, the car park and pedestrian path there is access to nearby Kentish Town West Station off Prince of Wales Road. The Prince of Wales Road sits between and connects to Haverstock Hill & Kentish Town Road.

The existing Talacre Sports Centre comprises of two sports halls, a studio and soft play zone on ground floor with associated changing facilities. Other facilities provided include cafe, classrooms and offices on first floor with associated WC provisions.

The Centre is prominently viewed and accessed from the south, which is the location of the main entrance, and west side which faces the park.



Talacre Gardens views



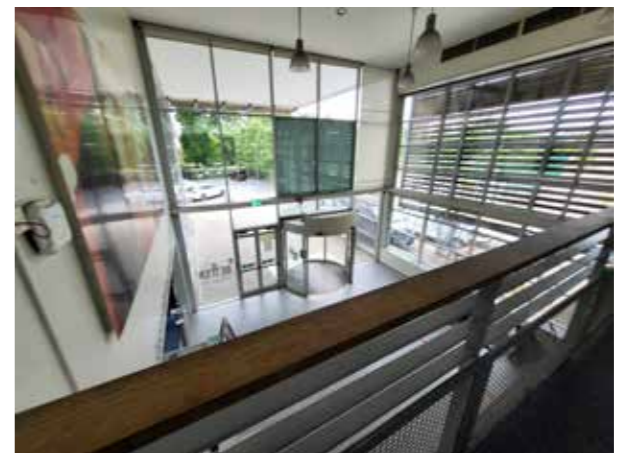
Paths within Talacre Gardens



Nearby Residential high rise buildings



Main Entrance to Talacre centre



Existing Entrance Foyer

# Context

## 2.3 Social & Economic Context

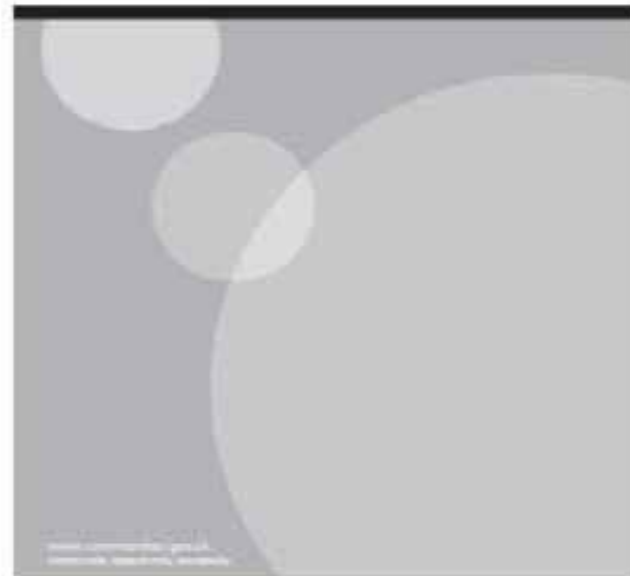
The latest Census 2021 indicates that Kentish town west has a population of approximately 10,000 people; of those 7.4% are aged between 15 & 19, and 42% are 20 to 44 which are all above the national average. The population of Kentish town compared to the national average has 15% more higher and Intermediate managerial, technical or professional households. In addition, compared national average, Kentish town west also has 6% more residents who have never worked/long term unemployment and full time students.

The Talacre centre plays a significant role in the community, providing sport, leisure, recreation and social facilities to young children.

## 2.4 Planning Policy Context



National Planning Policy Framework



The design of the proposed development is informed by a range of national and local planning policies that are relevant to the site, including;

The National Planning Policy Framework (NPPF) 2021 where It sets out the Government's planning policies for England and how these are expected to be applied. The overriding thrust of the NPPF is the presumption on that development favour of sustainable development, through low carbon design.

In planning policy terms, the principle of new investment into Conservation Areas (especially when it also leads to the provision of improved community infrastructure) is supported by the NPPF & The London Plan

The new remodelling would benefit the building by improving the retention and enhancement of community infrastructure, public open spaces and proposals which are likely to improve "health & well-being" generally; improved disability access; public realm enhancements; and better integration with Talacre Gardens.

See the Planning Statement for detail on the planning context.

# Context

## 2.5 Site Context

The proposed remodelling development would be within the existing footprint of the centre and the application site area would not encroach into the neighbouring Talacre Gardens where entire application site is owned by Camden Council.

The application site area measures approximately 2581m.sq (excluding external 5 a side pitch).

The existing Talacre Community sports facility currently offers a gymnastics training centre, a sports hall with 4 badminton courts, a volleyball court, a basketball court, indoor 5-a side football pitch, a outside 7-a side football pitch and fitness training classes including yoga and aerobics.

The centre also features an Interactive dance studio with sensory features designed for adults and children with disabilities hosting activity sessions for disabled children and young adults. Talacre is also home to Camden Trampoline Club for children and offers a young children's indoor soft play area with a cafe which presently is in very high demand.



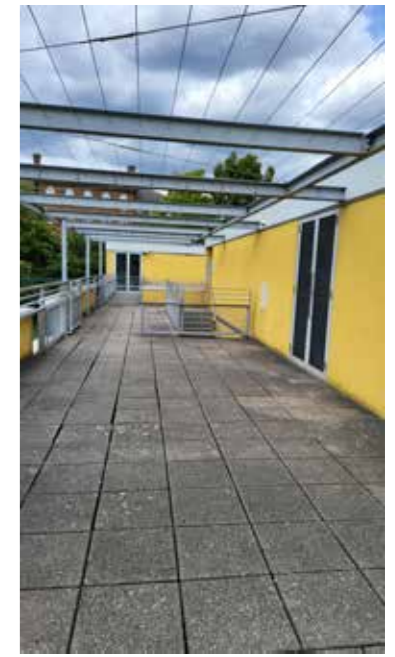
Existing Reception foyer



Existing Changing Room



First Floor Existing Cafe



Existing Terrace area



# Evaluation

## 3.1 Need

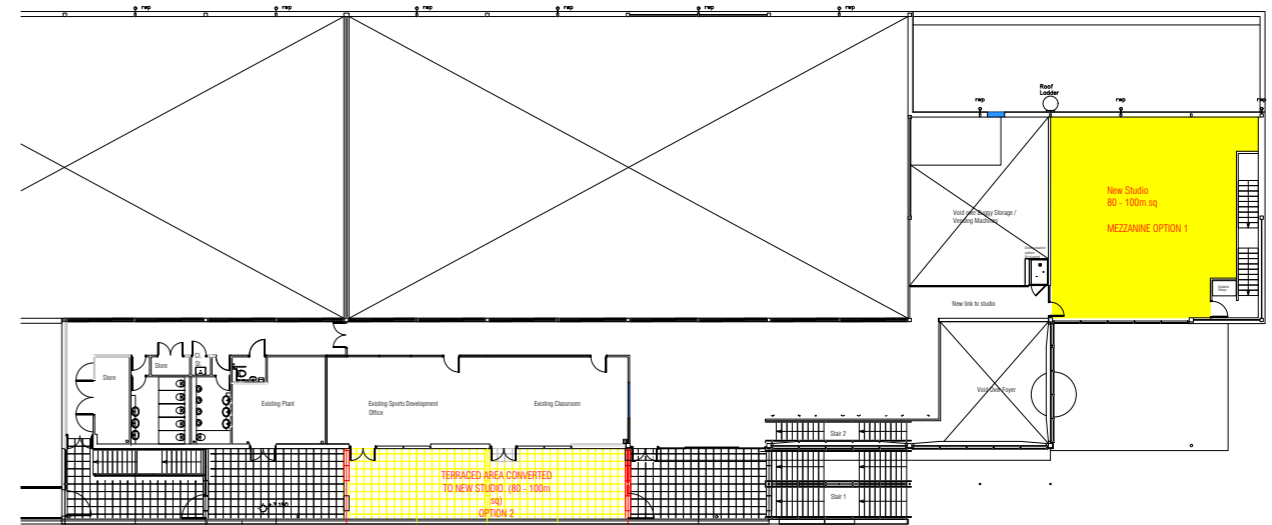
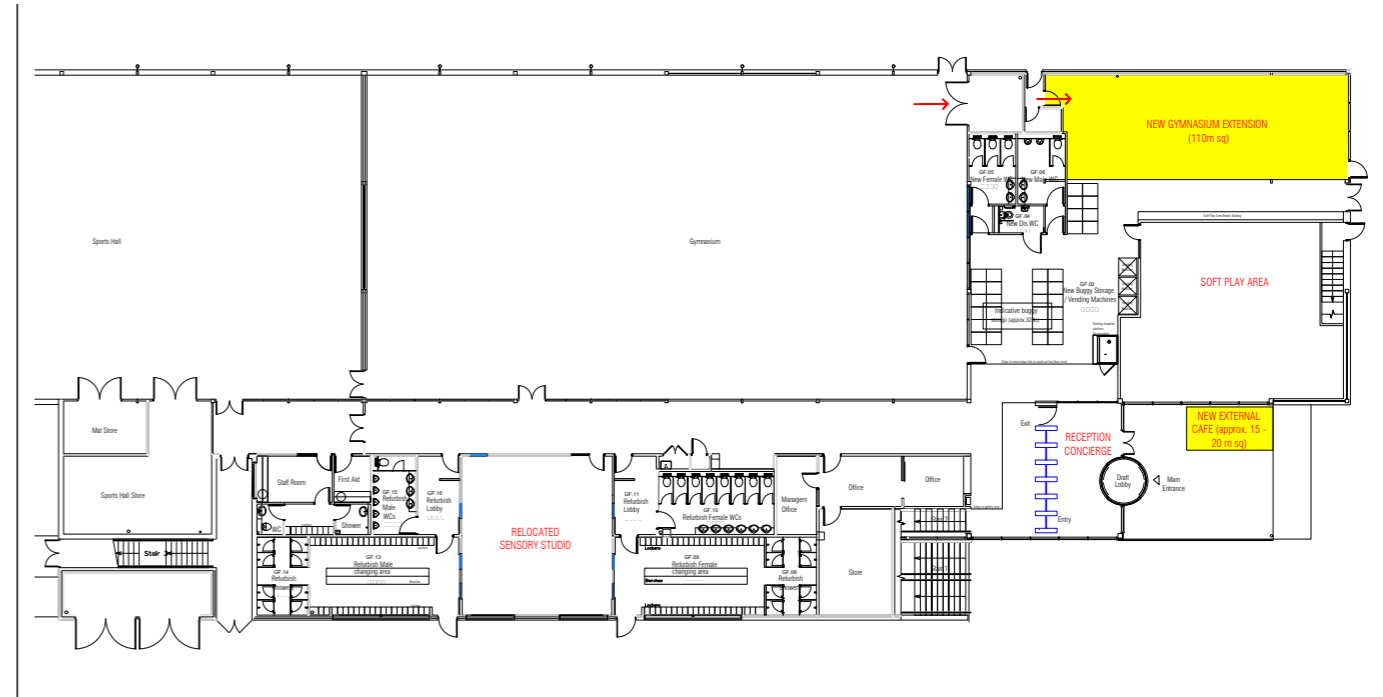
The existing Centre has suffered from oversubscription over the years due to the demand for the services and not enough capacity to satisfy the need.

Camden council has recently been awarded a grant from the governments levelling up fund where a portion will be used to the Talacre centre to improve and diversify the physical activity offer. The LUF proposal for the remodelling aims to;

- Bring the centre up to modern standards.
- Increase capacity so more people can enjoy the sports centre.
- Increase the range and diversity of activities that is on offer.
- Ensure that the centre is accessible for everyone.
- Contribute to the positive health and wellbeing in the neighbourhood.
- New play provision on Talacre Town Green and improvements to public realm between this area and TCSC (separate project)
- Improve the energy performance and carbon footprint.
- Create further opportunities for physical, creative, and educational activities.

Camden have identified through previous consultation works that the four main additions to the centre (see LUF submitted plans) will

- Increase visits to TCSC - 1,920 per week, in mature year following improvements
- 470 visits will be generated from users of the new studio, 920 from the term time gymnastics programme and 530 from holiday and adult gymnastics sessions.
- Visits to Talacre Town Green will increase from 60,000 visitors to 90,000 following improvements
- Provide more opportunities for more users to be active and healthy from diverse backgrounds
- Improve facilities to support talented gymnasts
- Provide a more inspiring setting for young people on education programmes
- Increase long-term sustainability and financial viability of TCSC



## 3.2 Site Analysis

For users of the Centre, it can be accessed by car and cycle via Prince of Wales road on Dalby street. Cycle access is also available from Talacre Rd, through the Talacre Gardens. Pedestrians can access either through the park or through the pedestrian path parrallel to the east side to the boundary of the park. The Lido is approximately a 3 minute walk from Kentish Town West station. The 46 and 393 bus also stops at the Prince of Wales rd/ Dalby Sreet junction.

There are a number of constraints associated with the existing Talacre centre site along with a number of opportunities to be explored and exploited and that were considered by Space and Place, these studies have been reassessed including input from the client, operations and with emerging from public consultations have been undertaken.

- Continuity of service; A phased approach to construction is being explored to minimise disruption to keep existing services running where possible.
- User led feedback; Consultation has played a central role in informing the design
- The town green status of the neighbouring park has a separate upgrades to the landscape which will enhance the relationship with the centre.



# Design Evolution

## 4.1 Design Aims & Principles

The design development undertaken through this stage has been based on the high-level Client brief provided as part of the LUF remodelling of Talacre bid and previous design work completed in 2016 undertaken by S&P for Camden Council.

Following the initial review of the submitted LUF design plans; The design provides improved security with new access control, A gymnasium extension, two studio spaces and an external café facility.

The design has also been developed with Camden to satisfy the need to create a link with the neighbouring open space park. Stakeholder consultation has played a vital role in understanding how the building is currently operated and how existing spaces can be better utilised. Parallel to this exercise a review of the overall layout has been undertaken to optimise the plan without compromising the technical sporting requirements and those areas that underpin the operators business model and hence ability to deliver sport to the local community.

Across the site there are several important constraints that limit options in both extent and size for the remodelling of the centre, however it is proposed that the facilities will be designed and phased in construction to allow Talacre Sports Centre to operate throughout the period of phased construction until opening to minimise disruption of services to the community.

Key challenges which arose through the 2016 the Feasibility and Options Study can be summarised to include:

- The option to reposition the main entrance to the park side was explored, however with the varying operational hours between the park and centre, this option is not viable.
- The Green space team (Camden) identified through separate engagement with “Friends of Talacre” that WC provisions would be desirable as a facility for park users.
- To include these facilities, it would be likely that an extension of the reception area would be required.

The project brief and facility mix has been developed from the outcome of further early internal stakeholder meetings. The key requirements of the brief are as follows:

### Project Goals

- Maximising Capacity
- Provide a Modern redesign and finish
- Ensure accessible and inclusive design
- Provide a “wow” factor

### Brief

- Gymnasium extension in existing downstairs studio
- Maintain Soft play double height space as it is currently used well
- A viable and multi purpose studio 12m by 9.1m with a ceiling height of 4-4.5m
- A large modern classroom facility that is no smaller than the current classroom
- Accommodation of our Sports Development Office
- Revised means of access and an accessible lift
- A modern and improved entrance and reception area that speaks to the park
- Buggy store facilities to Treetops soft play
- A Multi-use room
- WCs accessible from New gymnasium studio space
- Water fountain to the new gymnasium studio

# Design Evolution

## 04.02 Sustainability strategy

Two projects are being considered and these are remodelling and decarbonisation.

Remodelling which is relevant to this planning application, focusses on the improvement to facilities and the inclusion of two studio spaces. Those two spaces will, by necessity, require conditioning of the internal environment to ensure that the high intensity activities within them can be performed within an acceptable range of internal conditions. The byproduct of respiration, carbon dioxide, will need to be removed from the spaces to ensure air quality can be maintained so a mechanical ventilation system will be required. The conditions in these two spaces differ to those in other parts of the facility which are less onerous, so dedicated local installations are proposed. These will comprise a high efficiency mechanical ventilation system with heat recovery to maintain air quality and local heat pump installations with reverse cycle to provide heating and cooling. These systems provide the most efficient means of treating the spaces. Being 'local', i.e. only serving the studio spaces, their capacity can be matched to the room demand and losses are almost eliminated. The ventilation system will achieve a heat recovery efficiency of around 85% and the treatment systems using heat pump technology will achieve efficiencies in the order of 350% for heating and 450% for cooling.

Other spaces in the facility that are being remodelled or created will be connected into the existing services infrastructure for the provision of background heating, ventilation and domestic services, including hot water.

### Decarbonisation

With the commitment to decarbonise, London Borough of Camden has recently overseen the installation of an 83kW PV array on the roof of the sports centre.

A further separate project is being undertaken to reduce the carbon emissions from the sports centre. That project focusses on the existing building and infrastructure and will thus lead to benefits within the remodelled spaces. The building is currently being analysed to determine the most efficient systems from a range of options that can meet the facility's needs, but the approach is likely to include a combination of:

Removal of existing gas fired boiler and inclusion of air source heat pumps for the generation of low pressure hot water for background heating.

Removal and replacement of existing hot water cylinder and provision of a new air source heat pump cylinder complete with dedicated thermal array.

Replacement of existing lighting with LED types, where not replaced already.

Assessment of possible fabric improvements

Above measures are expected to significantly reduce carbon emissions from the existing parts.

# The Proposals

## 5.1 Quantum and Use

The site is to be developed for improved and updated facilities which will improve accessibility for users and will be more inclusive for children. The application site area is 2590m.sq.

The process through public consultation & developed design has formed the below proposal for this application

- Gymnasium extension in existing downstairs studio
- Maintain Soft play double height space as it is currently used well
- A viable and multi purpose studio 12m by 9.1m with a ceiling height of 4-4.5m
- A large modern classroom facility that is no smaller than the current classroom
- Accommodation of our Sports Development Office
- Revised means of access and an accessible lift
- A modern and improved entrance and reception area that speaks to the park
- Buggy store facilities to Treetops soft play
- A Multi-use room
- WCs accessible from New gymnasium studio space
- Water fountain to the new gymnasium studio

## 5.2 Phasing

As previously described the proposed refurbishment and upgrade of facilities to Talare centre is intended to be undertaken in phases to ensure the local community have continual access to the services offered by the centre. In effect this entails using current unutilised spaces as temporary accommodation while remodelling works is carried out.

The development will however entail more than 2 phases as enabling and main works will be undertaken to minimise disruption to the public whilst ensuring the Builder can undertake the work safely in this very public location. The development will comprise of phases broadly in line with those listed below.

1. Clear the existing unutilised kitchen/servary & partial soft play WC's for temporary accommodation for the first floor sports development office and classroom.
2. Remodelling to first floor, ground floor multi- use studio and to the male change
3. Remodelling Lift and stair core to the soft play, mezzezine & first floor corridor
4. Remodelling to new classroom on the first floor in existing first floor cafe space
5. Existing ground floor studio to be used as a temporary entrance/ reception while remodelling of the new reception is carried out. Works to the female change and coridor to be carried out.
6. Works to the new gymnasium studio and ground floor coridor to complete the works

# The Proposals

## 5.3 Layout

### Entrance Foyer

Entrance; the single storey extension to the main entrance to the building is located on the south façade overlooking the car park, but also orientated towards the park. This means that it is highly visible to users and to ensure they know how to get into the centre, a secondary entrance will be created to enhance the link to the park. The secondary entrance offers access to WC's and Café facilities to the park users. The main entrance will benefit from a new draft lobby and should help reduce draughts during particularly the winter with the reception stand whilst visible on entering the building is sufficiently distant to reduce the impact on staff. A good sized foyer area is provided to bring people deeper into the centre ensuring the automatic doors close and enough space is provided for self-service and fast track systems to speed up access. The existing staircase will be repositioned to wrap around the lift core creating a central core for improved user flow and security.

### Cafe & WC

Café; is located adjacent to the entrance with a servery and seating which spills out externally. The café is provided with views into both the new first floor play room, soft play and facing towards the park is intended to encourage both park users and visitors to use the facilities. A full kitchen is not currently allowed for, and is intended for light refreshments and hot drinks.

### Soft Play

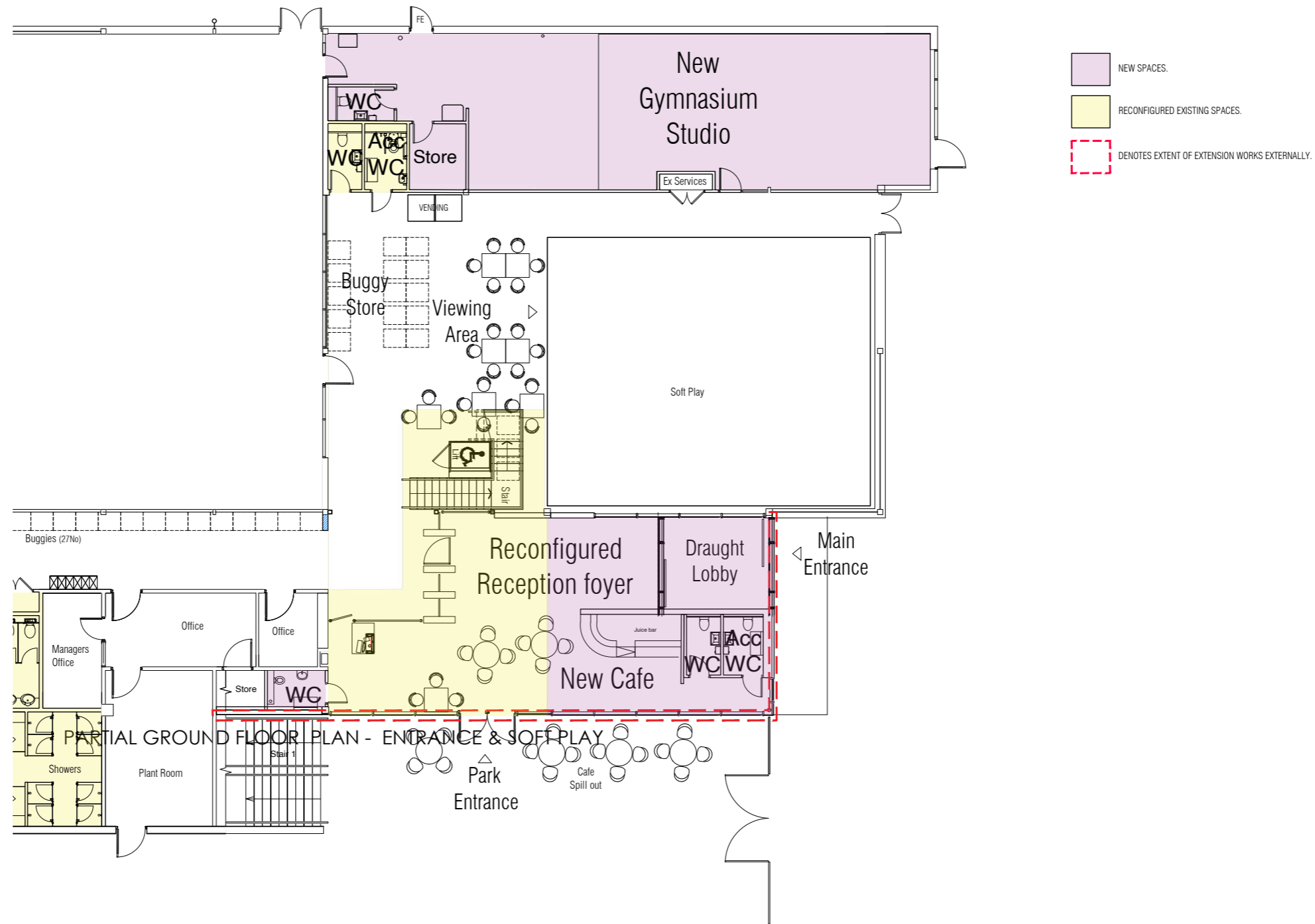
Soft Play; Additional buggy store allocation has been marked out creating 21 bays to the existing soft play area under the new mezzanine level on first floor. A seating area is provided by the retained soft play structure with space 2 vending machines as an amenity as well as two WC's which one of them will be an accessible WC's with a changing bench.



sketch perspective - Entrance foyer and cafe



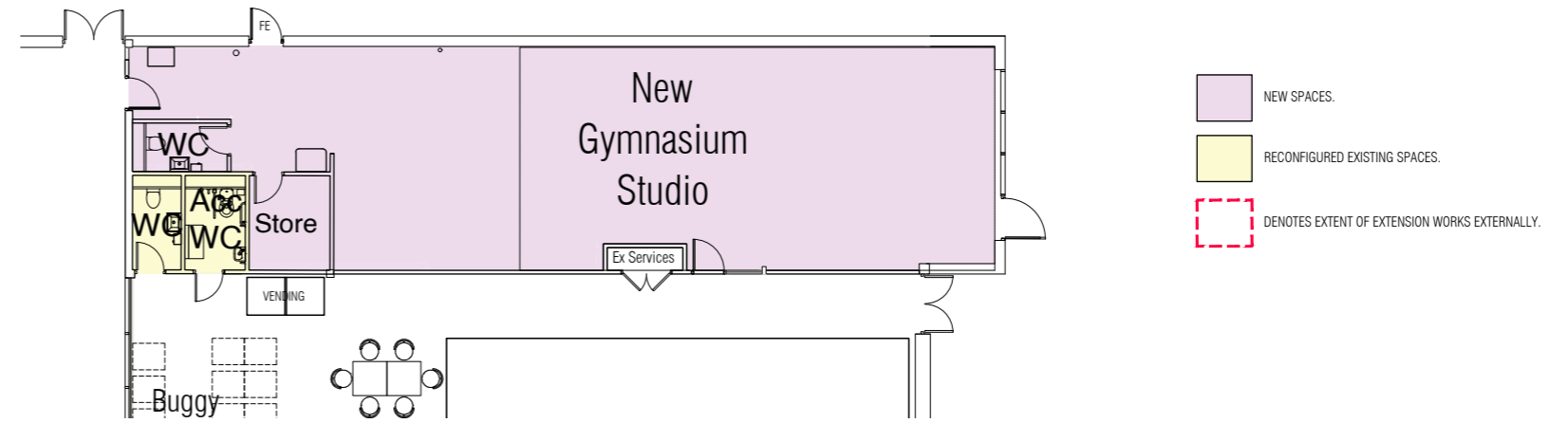
sketch perspective - Entrance foyer - access control & new stair configuration



PARTIAL PLANS - ENTRANCE & SOFT PLAY

## Design: Gymnasium Studio

Gymnasium Studio; There is an oversubscribed and high demand for the existing gymnasium. Therefore the design will incorporate an overflow space in the existing ground floor studio, with direct access from the main gymnasium hall for continuity of the service and user experience. There is a split level of ceiling heights within this space where there is a 12.5 x 5.9m area with a ceiling height of over 4m. Ancillaries associated with this space includes 2 dedicated WC's, a 5.5msq area store and a water fountain.



sketch perspective - Gymnasium Studio



## Design: Changing Block re Configuration & Multi use room

Multi-purpose community room;

A small function room with ancillary storage is provided for on the ground floor for hire for functions, parties, training, etc. It is located off the main corridor with WC facilities adjacent.

Spin Studio;

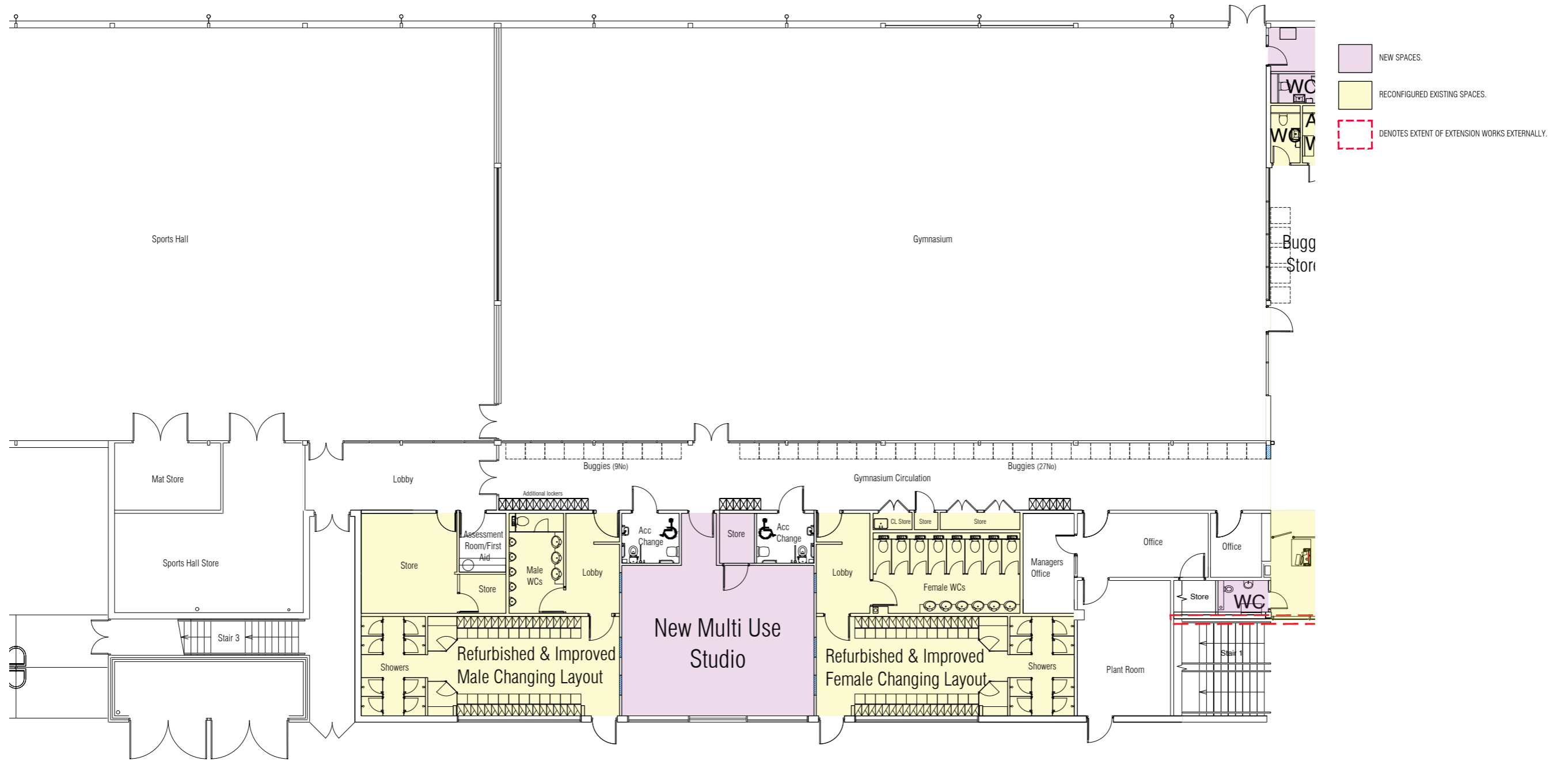
A spin studio capable of accommodating in the order of 16 bikes will be provided. The ceiling height will match the existing ground ceiling level 2.360m. The space will be provided with comfort cooling when required in line with market expectations, with MVHR ventilation system. It is proposed that the gym will be located to the space currently utilised as storage originally designed as a changing overflow on ground floor; with access from a new entrance from the main corridor. Additional investigation has been carried out to explore “spinning for kids” where requirements are suitable for users with a minimum height of 4ft,11” and a minimum age recommendation of 11 years old.



Changing rooms

Changing Facilities: An open plan mixed sex cubicle arrangement is proposed as a combination of single and family cubicles to the new mezzanine level. There will be an upgrade of finishes to the existing ground floor changing rooms and First floor WC's. There will be additional cubicles to the existing changing rooms with a total additional 23 changing spaces to the centre in addition to the three accessible change and two accessible WC's. The proposed changing facilities have been deemed sufficient by the operator based on the current utilisation of the existing changing rooms and future provision.





Partial ground floor plan - changing rooms & multi use room

## Design: First floor Studio & Sport Development Classroom

### Studios

the proposals include a large multi-purpose studio with dimensions of 12 x 9.1m inline with Sports England guidance. This space is intended to facilitate everything from aerobics and dance to martial arts including will be provided in part with a 4/4.5m clear height and comfort cooling. Ancillaries to this space include a 7.5msq store.

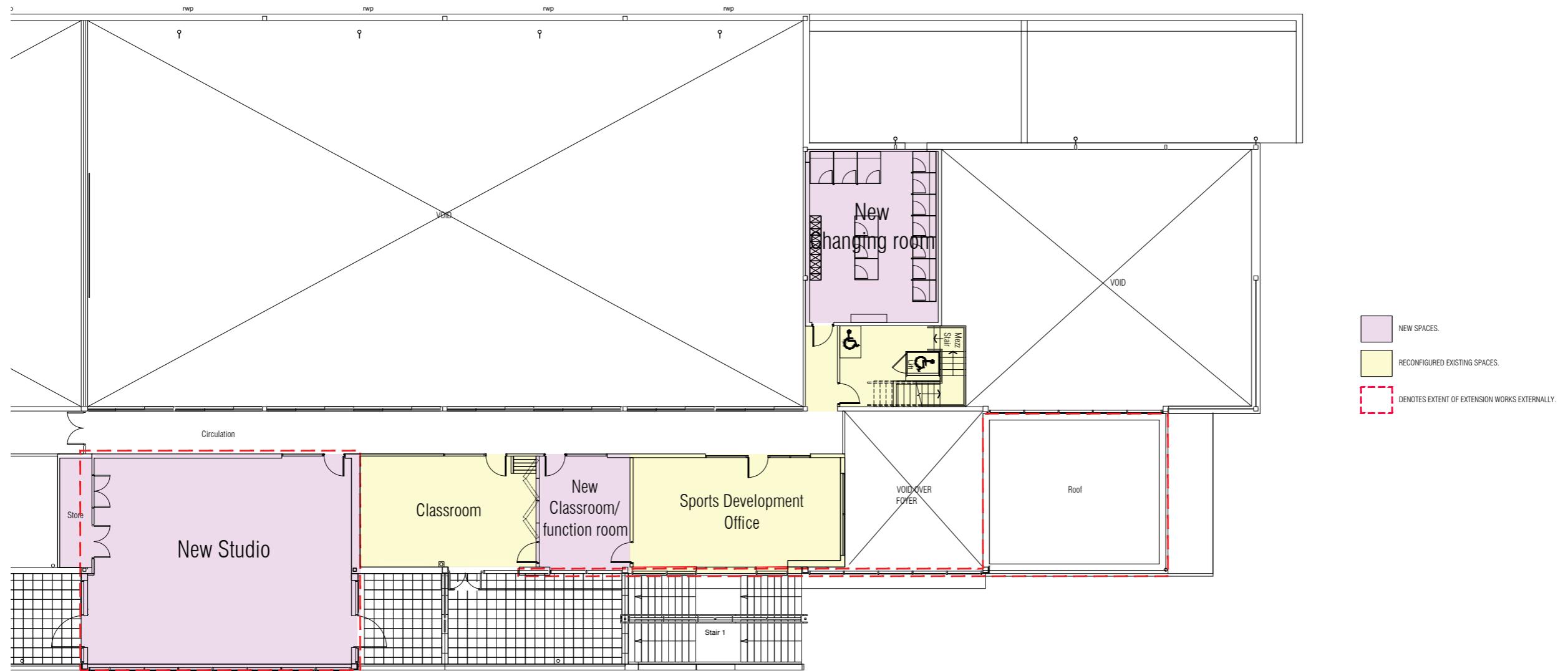
### Classroom

Classroom extension; the existing Sports development office and classrooms were to be retained, and with a client desire to expend A unisex changing room with cubicles for change, lockers and grooming area has been

### Unisex change

Unisex Change; a unisex changing room with cubicles for change, lockers and grooming area has been provided to the new first floor mezzanine area. With approximately 12 changing cubicles and 12 locker banks, it caters for the additional requirements for the new studio space on first floor, and has been accepted by the operator as "more than suitable for the centre usage/ increase predicted usage"





Partial first floor plan - studio, classrom and office

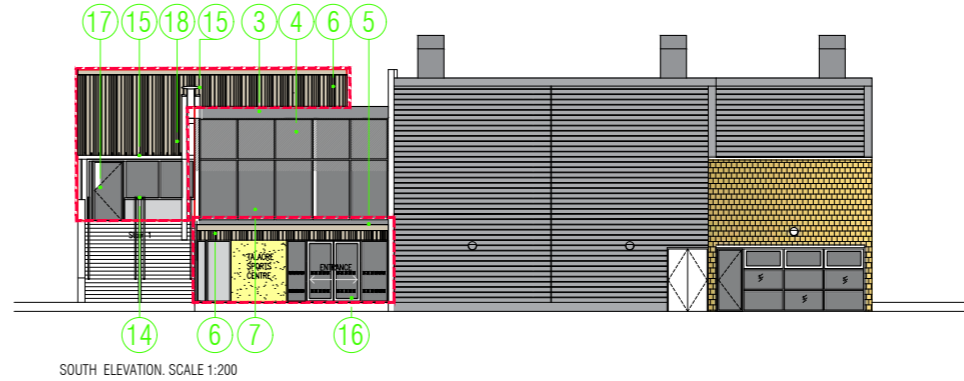
# The Proposals

## 5.4 Scale

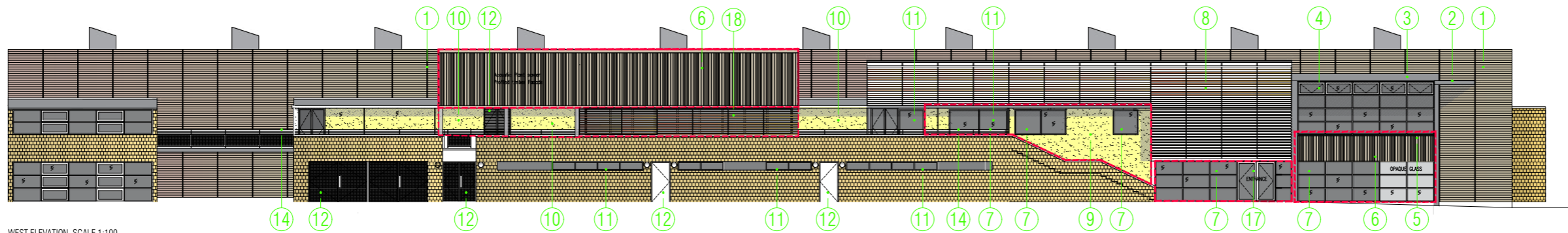
The tallest element within the new Remodelling of Talacre centre is the first floor studio element which is no higher than the existing Sports/Gymnasium hall which is the highest element of the building overall.

The area of where the new studio extension sits central to the 5 a side pitches which is surrounded with trees and bushes to the west boundaries, and the visual impact is minimised to the vistas from the park view.

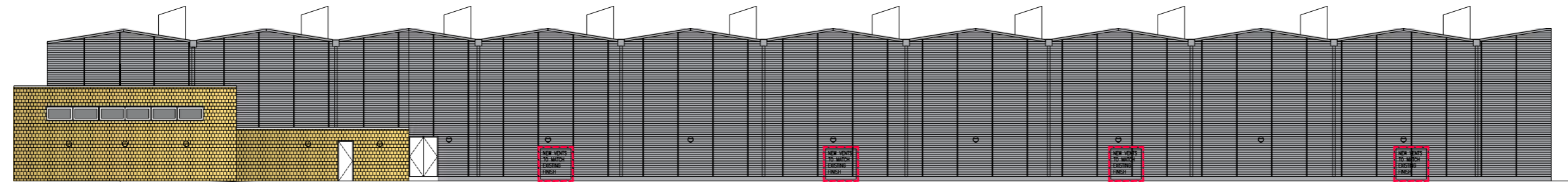
The single story entrance extension sits beneath the existing canopy therefore doesn't exceed the current footprint of the building.



SOUTH ELEVATION. SCALE 1:200



WEST ELEVATION. SCALE 1:100



EAST ELEVATION. SCALE 1:100

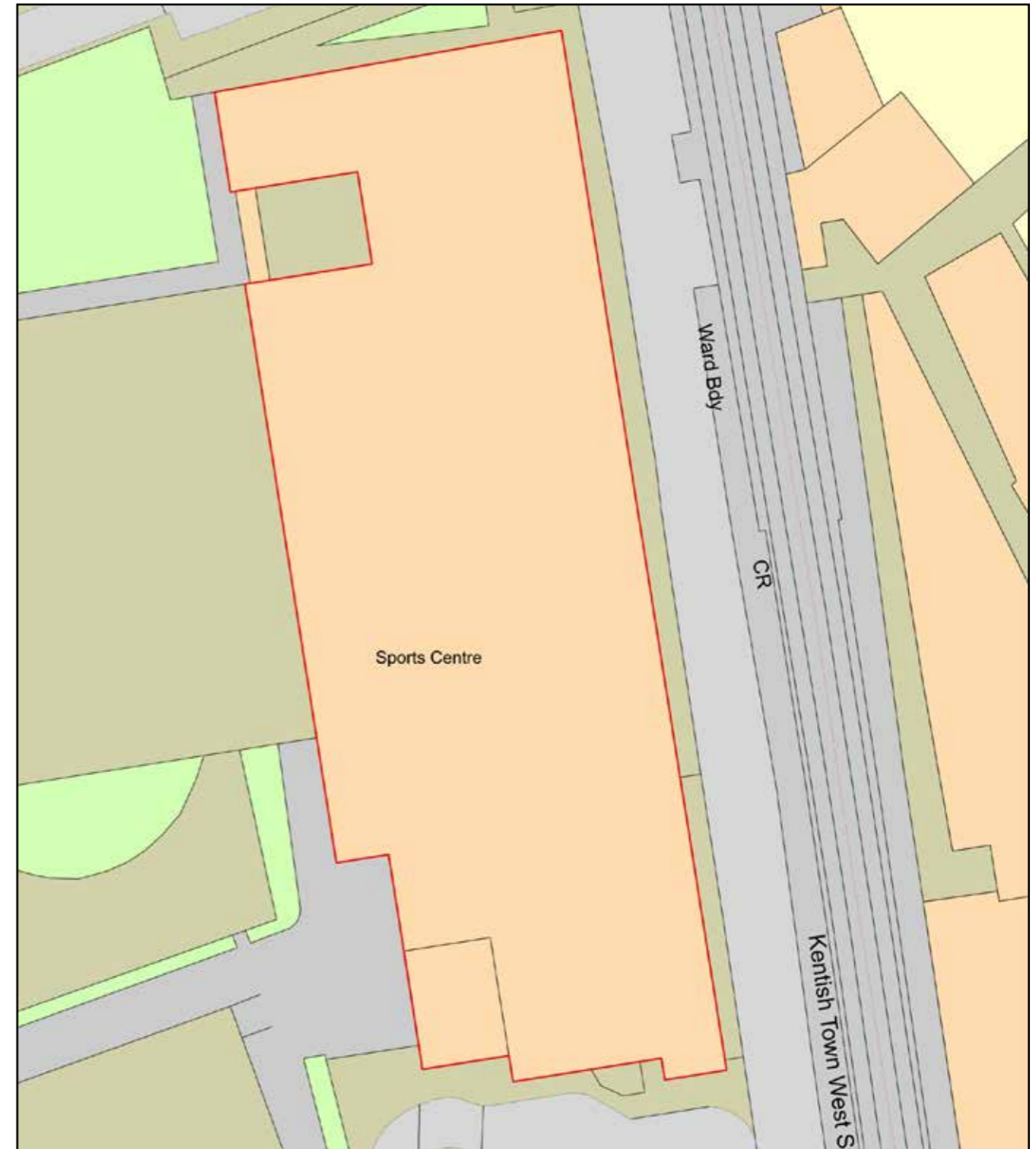
- LEGEND:
- 1 EXISTING TIMBER CLADDING TO BE RETAINED. WHERE DAMAGED REPLACE TO MATCH EXISTING.
  - 2 EXISTING ENTRANCE CANOPY EXTENSION RETAINED.
  - 3 MAIN ENTRANCE CANOPY RETAINED.
  - 4 EXISTING EXTERNAL GRADE DOUBLE GLAZED CURTAIN WALLING RETAINED.
  - 5 NEW FLAT ROOF AS PART OF PROPOSED SINGLE STOREY EXTENSION. LIGHTWEIGHT CONSTRUCTION TO MATCH EXISTING ROOFS.
  - 6 PROFILED TIMBER CLADDING.
  - 7 NEW PPC DOUBLE GLAZED THERMALLY BROKEN CURTAIN WALLING AS PART OF SINGLE STOREY EXTENSION. COLOUR AND DESIGN TO INTEGRATE AND MATCH WITH EXISTING EXISTING BRISE SOLEIL SYSTEM RETAINED.
  - 8 EXISTING CURTAIN WALLING SECTION REMOVED AS PART OF THE REFURBISHMENT WORKS AND REPLACED WITH INSULATED DOUBLE SKIN BLOCK WALL. RENDER AND PAINT TO MATCH EXISTING.
  - 9 PROVISION TO BE MADE TO RENDER OR MAKE GOOD EXISTING WALLS AT FIRST FLOOR LEVEL.
  - 10 EXISTING EXTERNAL GRADE GLAZING RETAINED.
  - 11 EXISTING EXTERNAL DOORS RETAINED.
  - 12 NEW PROFILED TIMBER CLADDIED ACOUSTIC PLANT SCREEN.
  - 13 PROVISION TO BE MADE FOR REPAINTING EXISTING HANDRAILS TO MITIGATE POTENTIAL DAMAGE DURING WORKS.
  - 14 EXISTING BRISE SOLEIL CANOPY SYSTEM RETAINED.
  - 15 NEW PPC DOUBLE GLAZED THERMALLY BROKEN SLIDING ENTRANCE DOORS. TO MATCH CURTAIN WALLING SYSTEM.
  - 16 NEW PPC DOUBLE GLAZED THERMALLY BROKEN DOOR. TO MATCH CURTAIN WALLING SYSTEM.
  - 17 NEW PPC DOUBLE GLAZED THERMALLY BROKEN CURTAIN WALLING WITH SOLAR SHADING AS PART OF FF STUDIO EXTENSION. COLOUR AND DESIGN TO INTEGRATE AND MATCH WITH EXISTING.
  - 18 DENOTES EXTENT OF EXTENSION WORKS EXTERNALLY.

# The Proposals

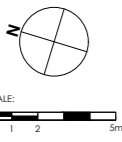
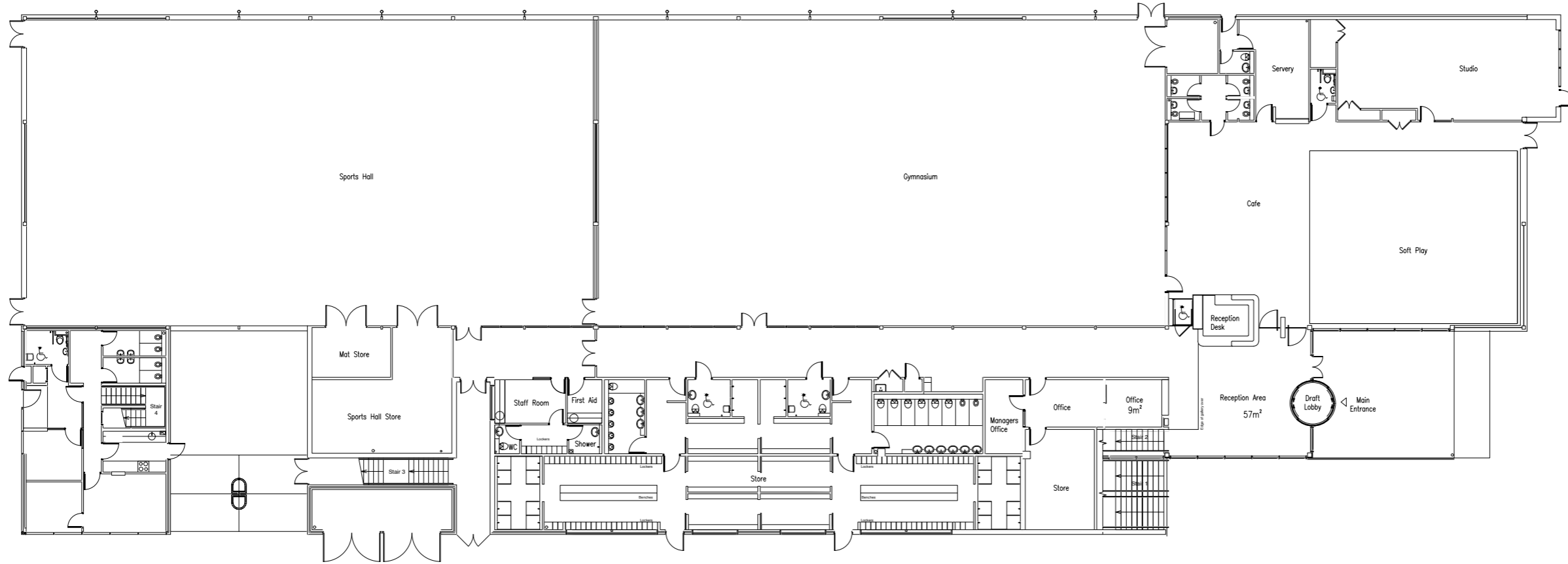
Location Plan - Talacre Community Sports Centre



Block Plan - Talacre Community Sports Centre



# The Proposals



NOTES

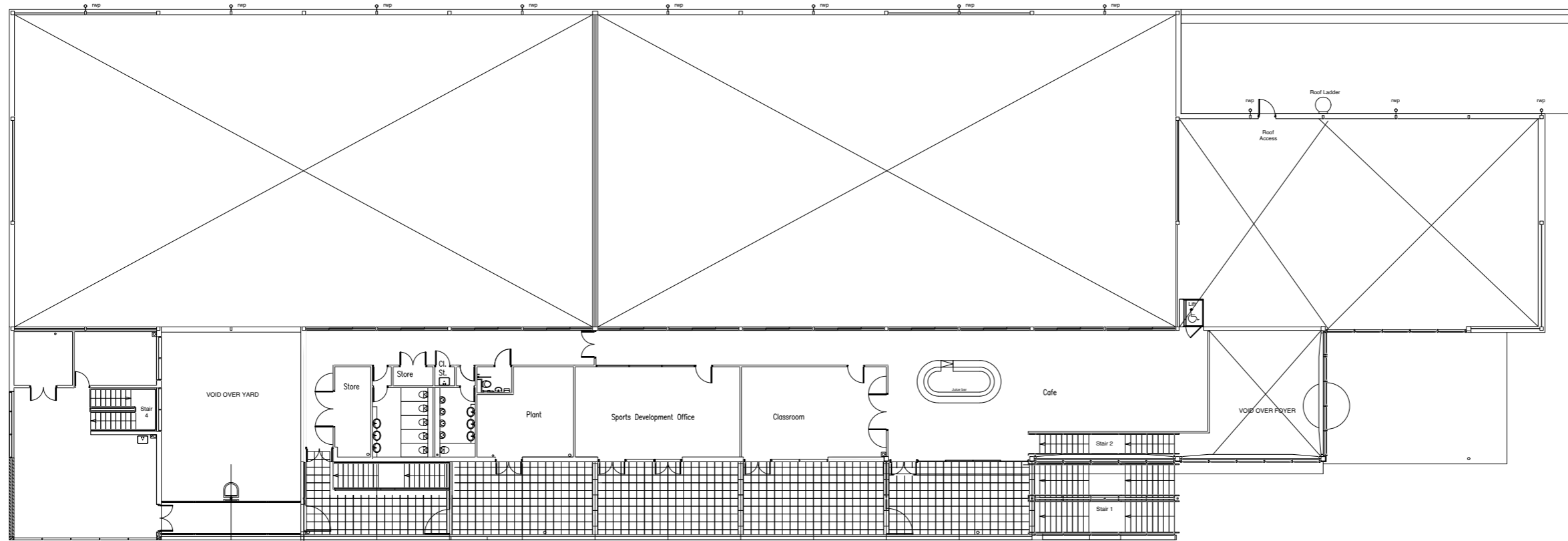
VERSION	DATE	DESCRIPTION	BY	CLIENT
P01	14/12/23	Planning Issue	KT	CAMDEN COUNCIL

LONDON	MANCHESTER	GLASGOW	PLANNING
			Talacre Community Sports Centre

Existing Ground Floor Plan

SCALE	1:500	DATE	14/12/23	PROJECT NO	3971 (08) 001	DATE	12/2023
				3971 (08) 001		P01	

# The Proposals



SCALE:  
0 1 2 5m

NOTES

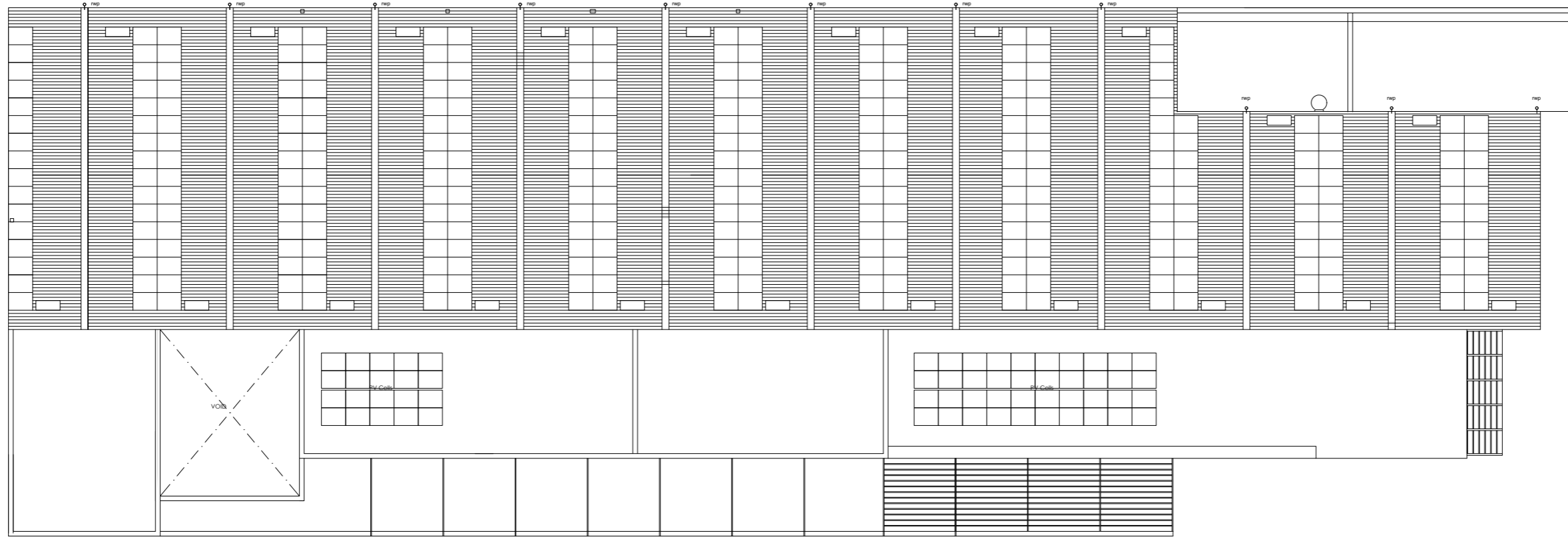
REVISION	DATE	DESCRIPTION	BY	CHECK
P01	14/12/23	Planning Issue	KT	CAMDEN COUNCIL


**3971 (08) 002** Talacre Community Sports Centre  
 Existing First Floor Plan

SCALE: 1:500  
 DRAWN BY: AD  
 CHECKED BY: KT  
 PROJECT NO: 3971 (08) 002  
 DATE: 12/2023  
 P01



# The Proposals



SCALE:  
0 1 2 5m

NOTES

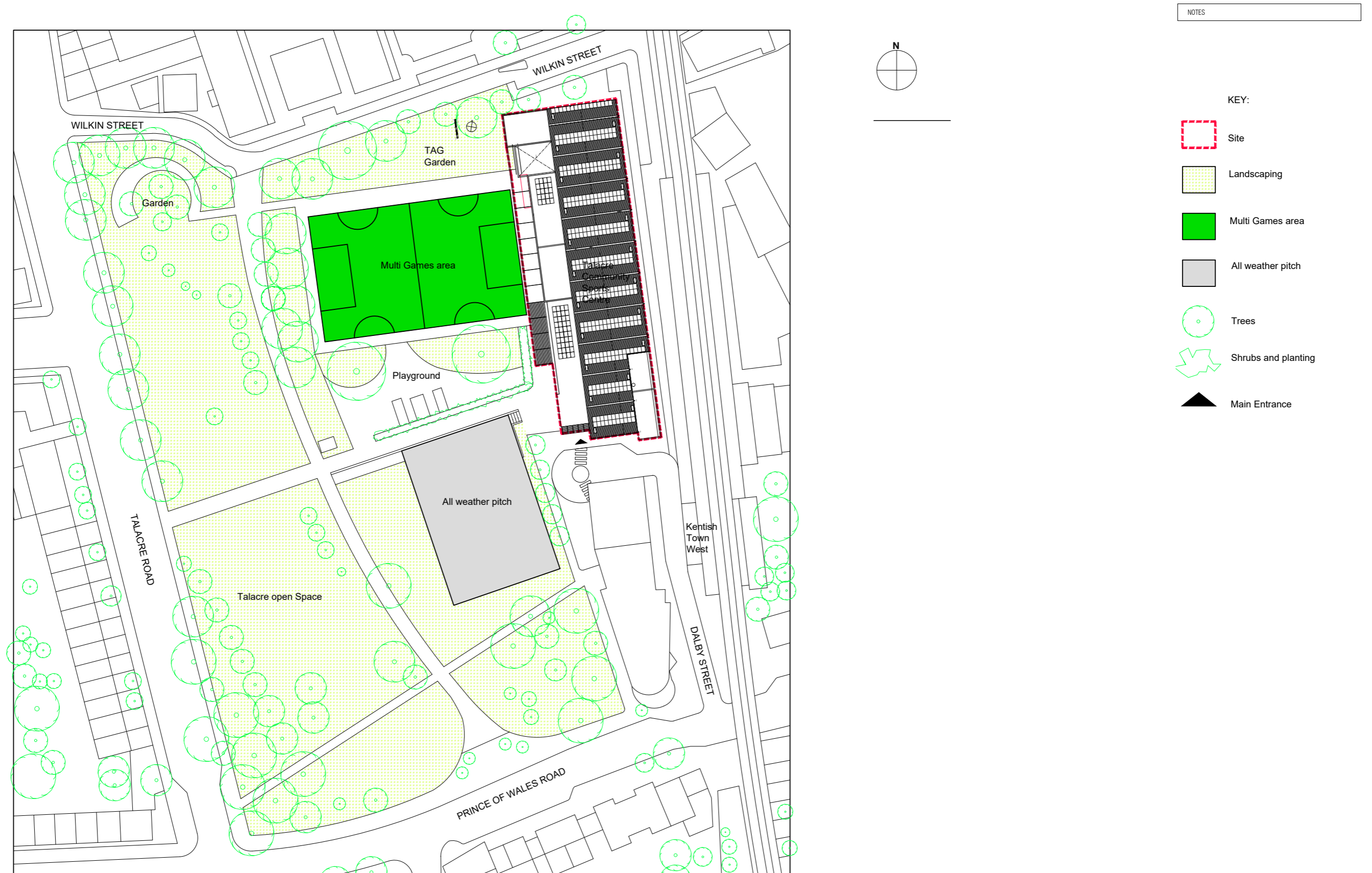
REVISION	DATE	DESCRIPTION	BY	CHECKED
P01	14/12/23	Planning Issue	KT	CAMDEN COUNCIL

LONDON	MANCHESTER	GLASGOW
<b>SPACE PLACE</b> <small>COMMUNITY PARTICIPATION ARCHITECTS</small>		
PROJECT: Talacre Community Sports Centre		

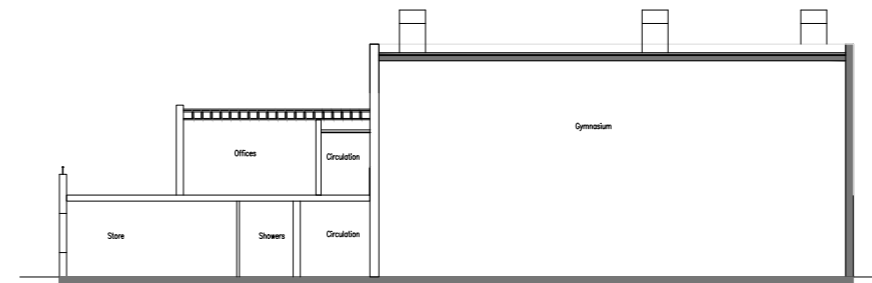
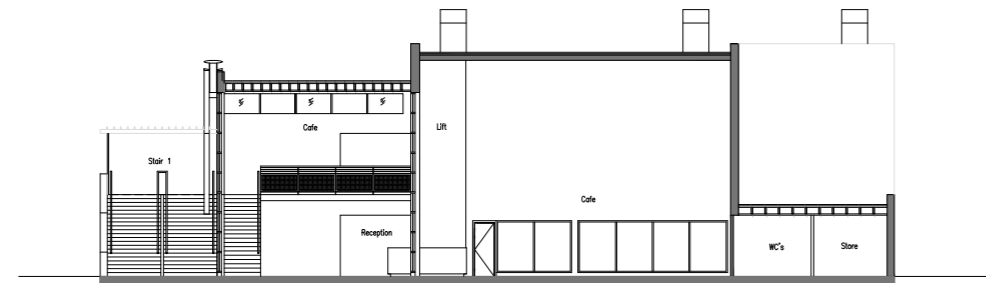
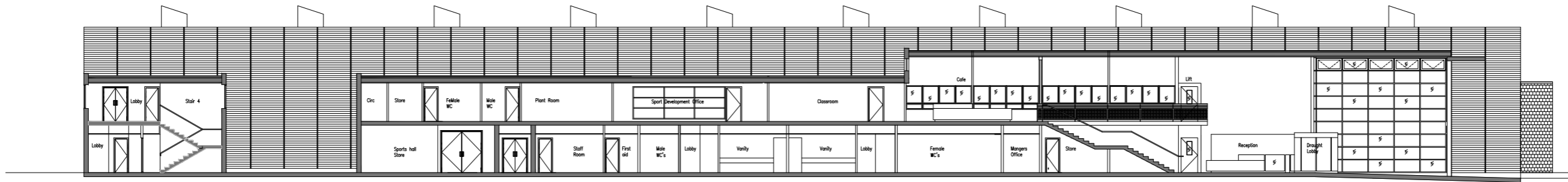
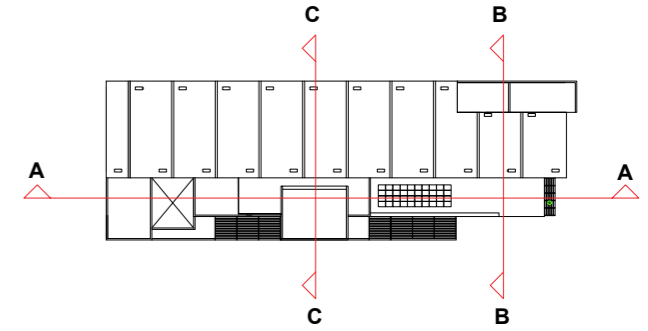
EXISTING  
Existing Roof Plan

SPACE PLACE THE CORNERHOUSE 81-83 FARNBOROUGH ROAD LONDON EC7M 9JH	T: +44 (0) 20 7831 8871 F: +44 (0) 20 7716 8888 E: <a href="mailto:info@space-place.com">info@space-place.com</a> W: <a href="http://www.space-place.com">www.space-place.com</a>	DATE: 1/12/23 DRAWN: KT CHECKED: KT PROJECT NO: 3971 (08) 003 DRAWING NO: P01
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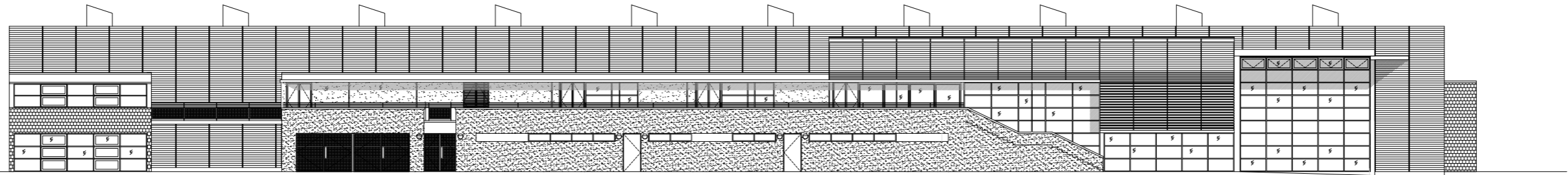
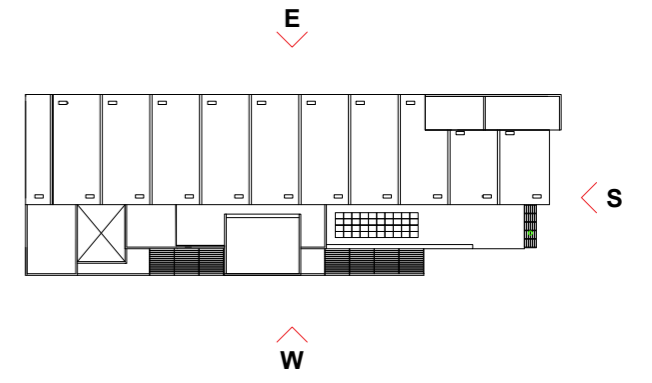
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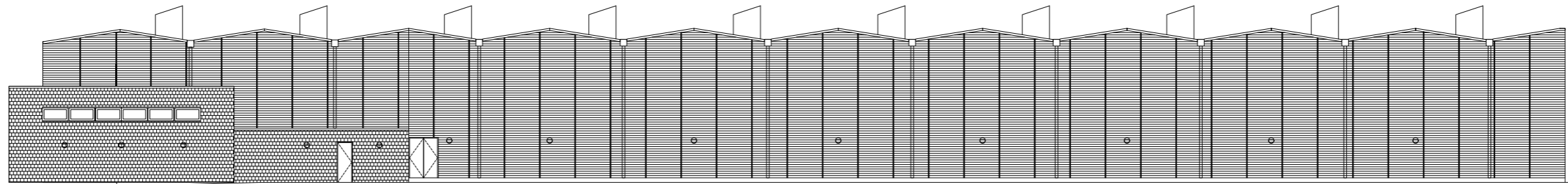
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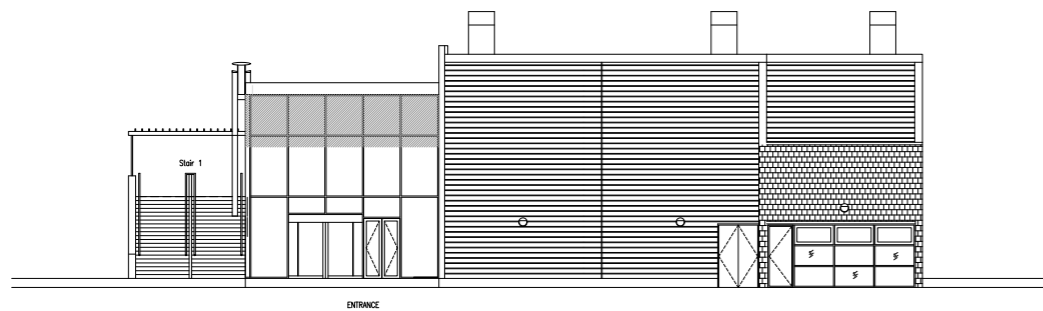
# The Proposals



WEST ELEVATION. SCALE 1:200

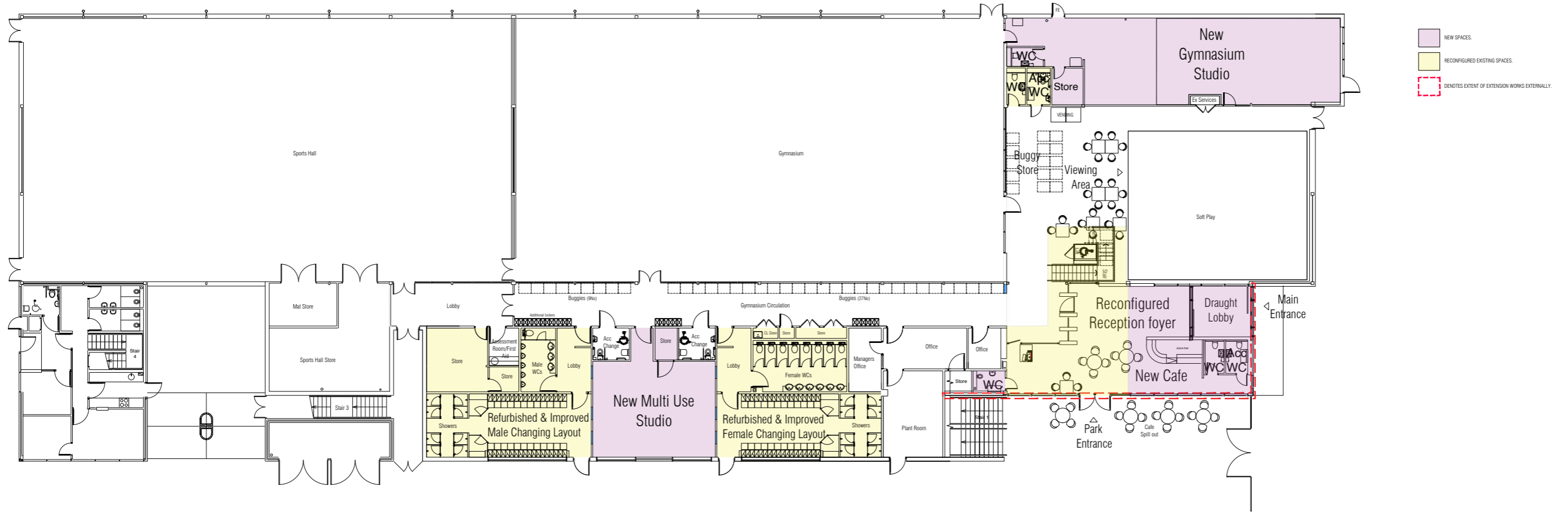


EAST ELEVATION. SCALE 1:200



SOUTH ELEVATION. SCALE 1:200

# The Proposals



SCALE:  
0 1 2 5m

NOTES

REVISION	DATE	DESCRIPTION	BY	CLIENT
P01	14/12/23	Pre Planning Issue	KT	

LONDON MANCHESTER GLASGOW

**SPACE PLACE** Talacre Community Sports Centre

Proposed Ground Floor Plan

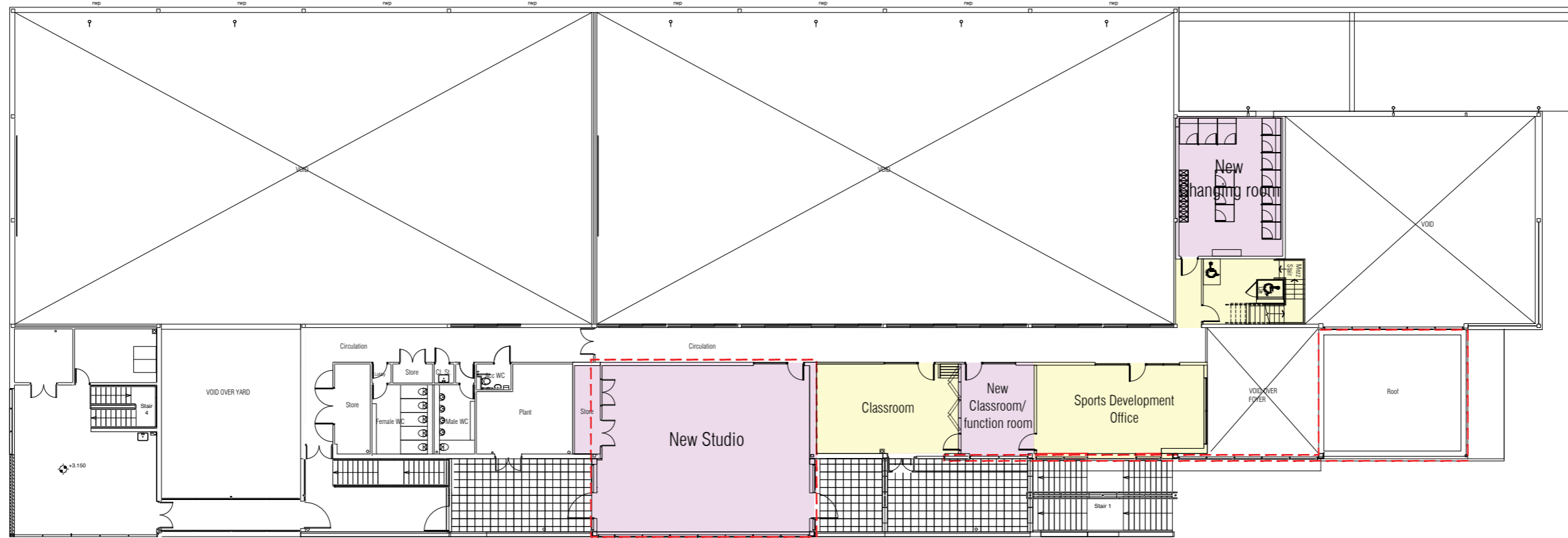
SPACE PLACE  
THE CONFERENCES  
97-99 FARMSDON ROAD  
LONDON  
E20 3JX

Tel: +44 (0) 20 7631 8877  
Fax: +44 (0) 20 7114 4499  
Email: info@space-place.com  
www.space-place.com

Scale: 1:500  
Date: 12/2023

3971 (08) 007 P01

# The Proposals



- NEW SPACES.
- RECONFIGURED EXISTING SPACES.
- DEVOTES EXTENT OF EXTENSION WORKS EXTERNALLY.



SCALE:  
0 1 2 5m

NOTES

PROJECT: DATE: 14/12/23  
DESCRIPTION: Planning Issue  
BY: KT  
CLIENT:

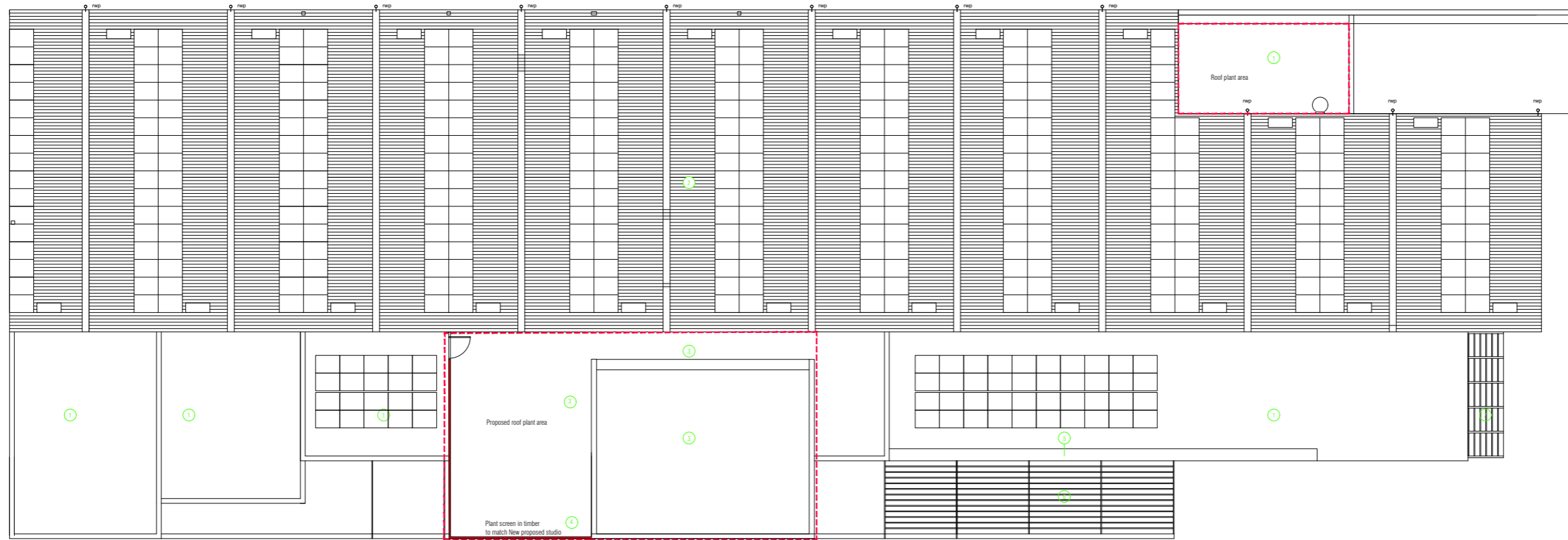
LONDON MANCHESTER GLASGOW  
**SPACE PLACE**  
Talacre Community Sports Centre

PROPOSED  
Proposed First Floor Plan

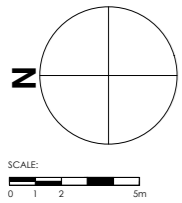
SPACE PLACE  
7th FLOOR  
55, Salford Road  
Salford  
M6 6PU  
0161 275 1100  
www.space-place.com

3971 (08) 008 P02

# The Proposals



- LEGEND:
- ① EXISTING FLAT ROOF TO BE RETAINED.
  - ② EXISTING MAIN ROOF TO BE RETAINED.
  - ③ SECTION OF ROOF WITHIN DESIGNATED PLANT ZONE TO BE REINFORCED WITH ADDITIONAL STRUCTURE TO ACCOMMODATE LOADINGS FROM NEW ROOF TOP PLANT. TBC BY MEP AND STRUCTURAL ENGINEERS.
  - ④ NEW ACOUSTIC PLANT SCREEN TO SURROUND AND CONCEAL PROPOSED ROOF TOP PLANT. HEIGHT TO TIE IN WITH PROPOSED :
  - ⑤ EXISTING BRISE SOLEIL TO BE RETAINED.
  - ⑥ EXISTING BRISE SOLEIL ROOF TO BE RETAINED.
  - ⑦ EXISTING BRISE SOLEIL CANOPY TO BE RETAINED.
- ▭ DENOTES EXTENT OF EXTENSION WORKS EXTERNALLY.



NOTES

REVISION	DATE	DESCRIPTION	BY	CLIENT
P01	14/12/23	Planning Issue	KT	

LONDON MANCHESTER GLASGOW

**SPACE PLACE** Talacre Community Sports Centre

Proposed Roof Plan

SPACE PLACE  
9th FLOOR  
91-93 FARRINGTON ROAD  
LONDON  
E3 8JN

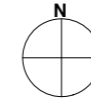
Tel: +44 (0) 20 7331 8817  
+44 (0) 20 3116 4882  
info@space-place.com  
www.space-place.com

3971 (08) 009 P01










Scale: 1:500 Date: 14/12/23 Drawn by: KT Checked by: S-LP Date: 12/2023

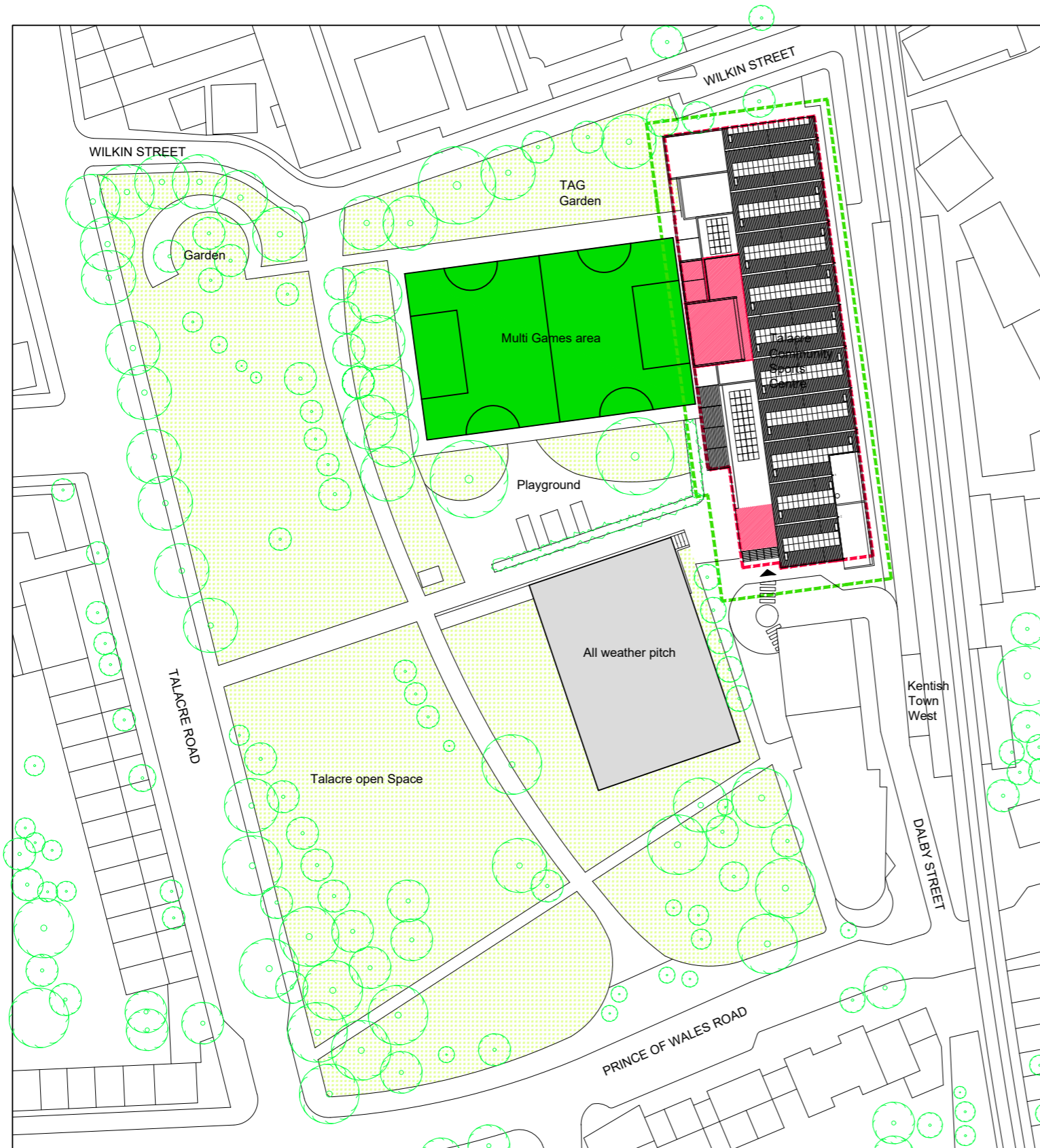
# The Proposals

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**KEY:**

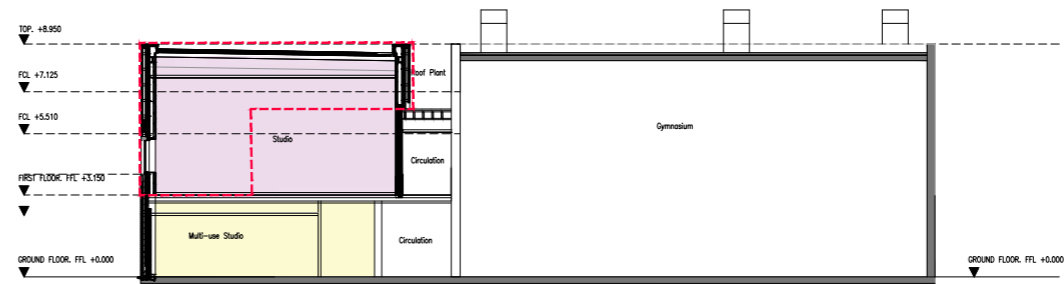
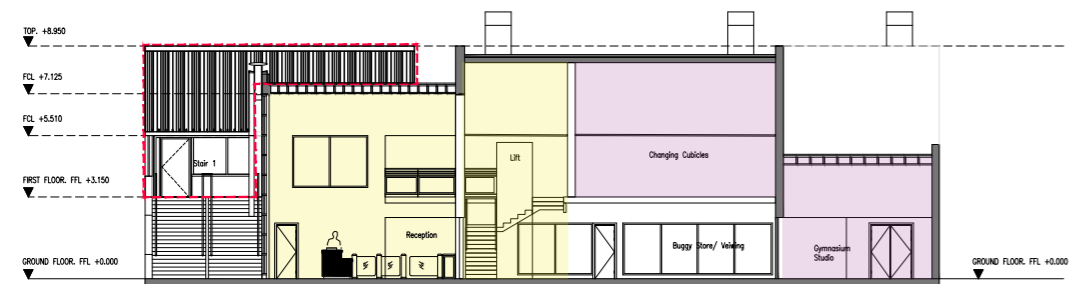
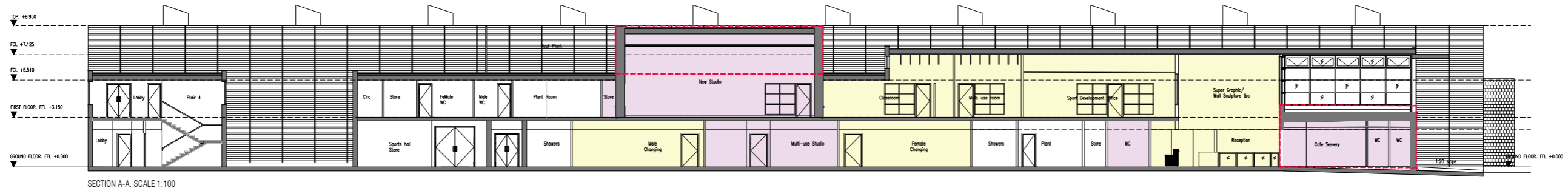
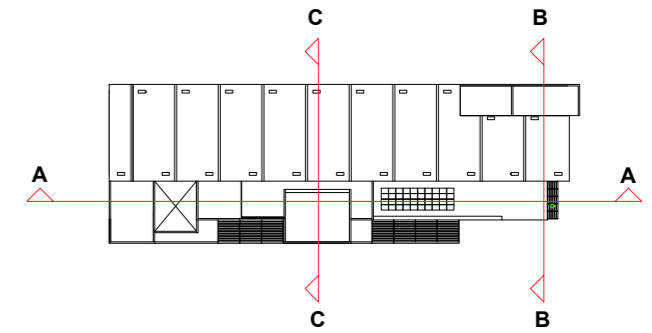
-  Existing Site. (Internal area to be surveyed)
-  Boundary identifying area requiring topographical survey of ground levels to pick up underground services and nearest kerb line adjacent building entrance. The boundary shown on this drawing is 3 metres generally extending to 5 metres on each side of the main entrance. Any tree roots and trees within boundary to be identified and surveyed
-  Proposed extension works.
-  Existing Landscaping to be retained.
-  Existing Multi Games area to be retained.
-  Existing all weather pitch to be retained.
-  Existing trees to be retained.
-  Existing shrubs and planting to be retained.
-  Main Entrance



PROPOSED SITE PLAN

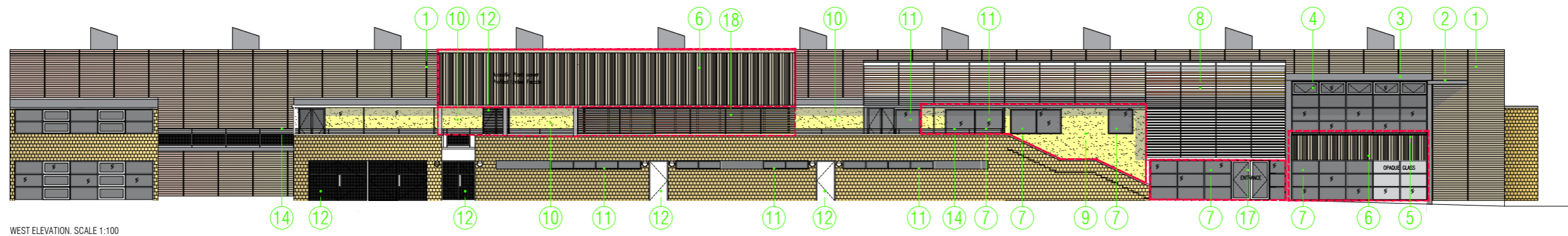
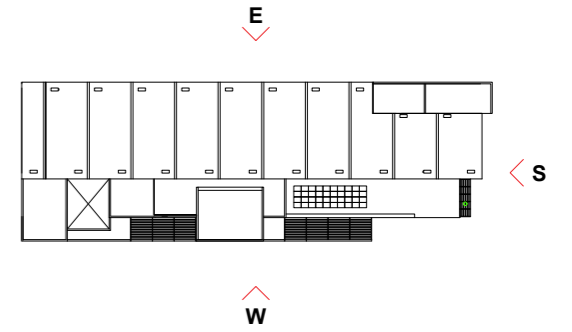


# The Proposals

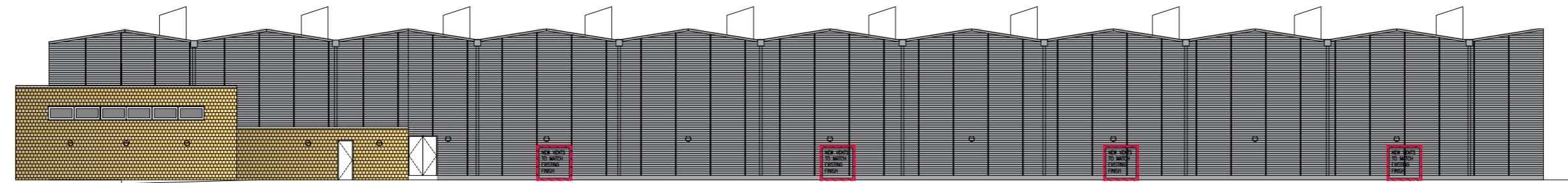


- NEW SPACES.
- RECONFIGURED EXISTING SPACES.
- DENOTES EXTENT OF EXTENSION WORKS EXTERNALLY.

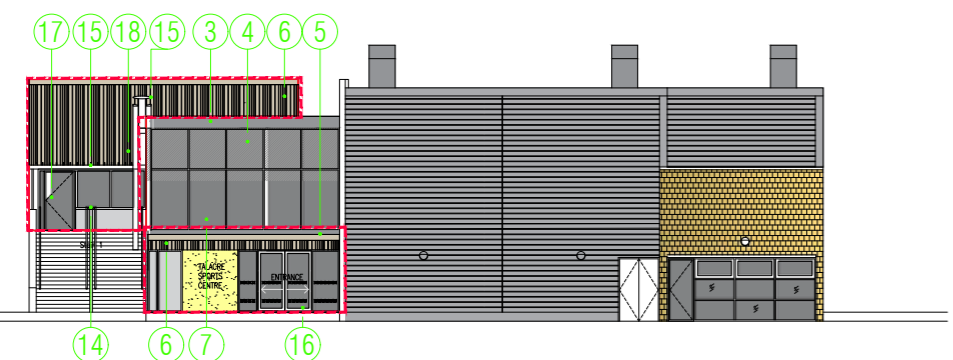
# The Proposals



WEST ELEVATION. SCALE 1:100

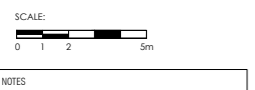


EAST ELEVATION. SCALE 1:100



SOUTH ELEVATION. SCALE 1:200

- LEGEND:
- 1 EXISTING TIMBER CLADDING TO BE RETAINED. WHERE DAMAGED REPLACE TO MATCH EXISTING.
  - 2 EXISTING ENTRANCE CANOPY EXTENSION RETAINED.
  - 3 MAIN ENTRANCE CANOPY RETAINED.
  - 4 EXISTING EXTERNAL GRADE DOUBLE GLAZED CURTAIN WALLING RETAINED.
  - 5 NEW FLAT ROOF AS PART OF PROPOSED SINGLE STOREY EXTENSION. LIGHTWEIGHT CONSTRUCTION TO MATCH EXISTING ROOFS.
  - 6 PROFILED TIMBER CLADDING.
  - 7 NEW PPC DOUBLE GLAZED THERMALLY BROKEN CURTAIN WALLING AS PART OF SINGLE STOREY EXTENSION. COLOUR AND DESIGN TO INTEGRATE AND MATCH WITH EXISTING EXISTING BRISE SOLEL SYSTEM RETAINED.
  - 8 EXISTING CURTAIN WALLING SECTION REMOVED AS PART OF THE REFURBISHMENT WORKS AND REPLACED WITH INSULATED DOUBLE SKIN BLOCK WALL. RENDER AND PAINT TO MATCH EXISTING.
  - 9 PROVISION TO BE MADE TO RENDER OR MAKE GOOD EXISTING WALLS AT FIRST FLOOR LEVEL.
  - 10 EXISTING EXTERNAL GRADE GLAZING RETAINED.
  - 11 EXISTING EXTERNAL DOORS RETAINED.
  - 12 NEW PROFILED TIMBER CLADDDED ACOUSTIC PLANT SCREEN.
  - 13 PROVISION TO BE MADE FOR REPAIRING EXISTING HANDRAILS TO MITIGATE POTENTIAL DAMAGE DURING WORKS.
  - 14 EXISTING BRISE SOLEL CANOPY SYSTEM RETAINED.
  - 15 NEW PPC DOUBLE GLAZED THERMALLY BROKEN SLIDING ENTRANCE DOORS. TO MATCH CURTAIN WALLING SYSTEM.
  - 16 NEW PPC DOUBLE GLAZED THERMALLY BROKEN DOOR. TO MATCH CURTAIN WALLING SYSTEM.
  - 17 NEW PPC DOUBLE GLAZED THERMALLY BROKEN CURTAIN WALLING WITH SOLAR SHADING AS PART OF FF STUDIO EXTENSION. COLOUR AND DESIGN TO INTEGRATE AND MATCH WITH EXISTING.
  - 18 DENOTES EXTENT OF EXTENSION WORKS EXTERNALLY.



NOTES

REVISION	DATE	DESCRIPTION	BY	CLIENT
P01	14/12/23	Planning Issue	KT	

**SPACE PLACE** LONDON MANCHESTER GLASGOW  
 Talacre Community Sports Centre  
 Proposed Elevations  
 SCALE: 1:100 (WEST ELEV) 1:200 (SOUTH ELEV) DRAWN BY: KT CHECKED BY: S-P DATE: 12/2023  
 PROJECT NO: 39711 (08) 012 P01  
 SPACE PLACE THE CORNERHOUSE 15-17 PARKINSON ROAD LONDON EC2W 8JL  
 T: +44 (0) 20 7881 8877 F: +44 (0) 20 714 8885  
 E: info@spaceplace.com www.spaceplace.com

# The Proposals

## 5.5 Appearance - Visuals



Perspective Visual - Main Entrance from Dalby Street



Perspective Visual - View from external pitch



Perspective Visual - View from far corner of the pitch



Perspective Visual - View from Wilkin Street



Perspective Visual - View from Talacre Gardens

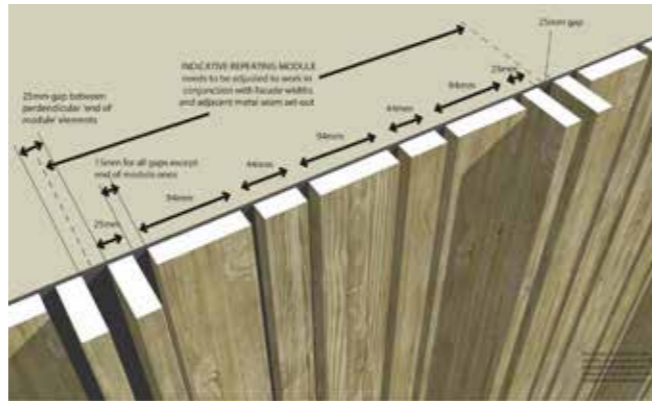
# Precedence

## 6.0 Materials - Timber Cladding



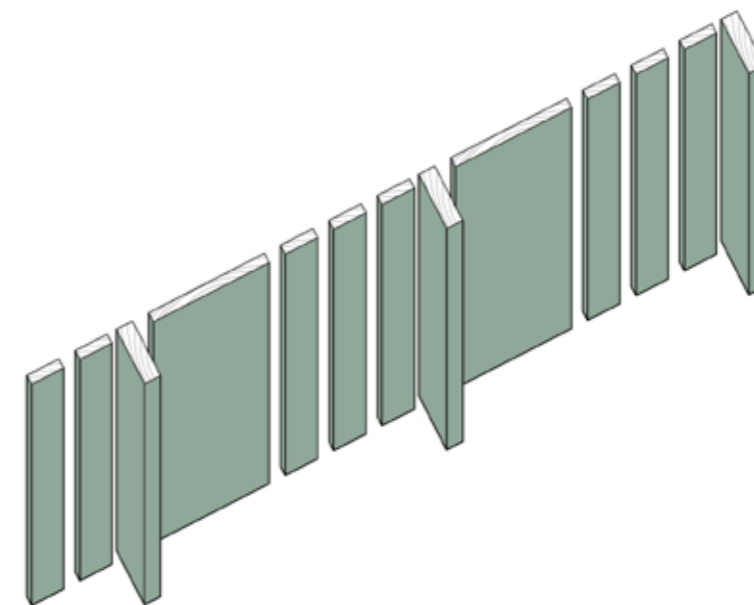
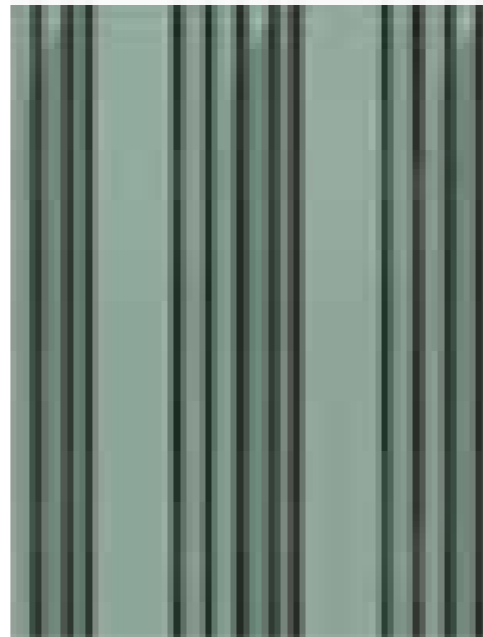
### Castle Leisure Centre, Elephant and Castle

To break up the large portion of facade, a timber cladding system with various widths and fins add detail and complexity to the facade. The natural Western Red Cedar colour contrasts with the darker metal brass finish to further break up the masses within the overall building.



### Gunnersbury Leisure Centre, Ealing

Gunnersbury Leisure Centre sits with a park setting, and uses a painted timber cladded facade to the high level extent of the building. The varying width of profiles and fins laid vertically combine to provide a visually complex aesthetic



# The Proposals

## 6.0 Materials

Materials to existing building



Horizontal dark stained timber cladding



Light brown brickwork



Metal profiled cladding

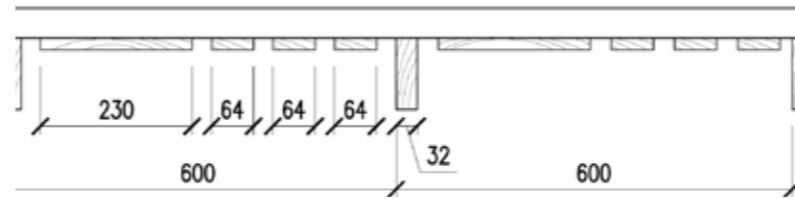


Yellow painted render

Materials to Proposed building



Proposed profiled vertical laid Western Red Cedar cladding



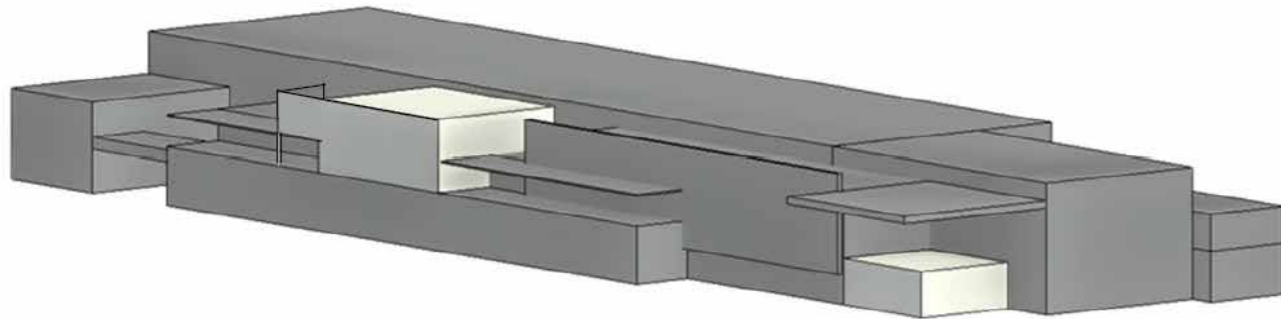
Design intent - varying widths with fins

## Timber Cladding - Design Intent

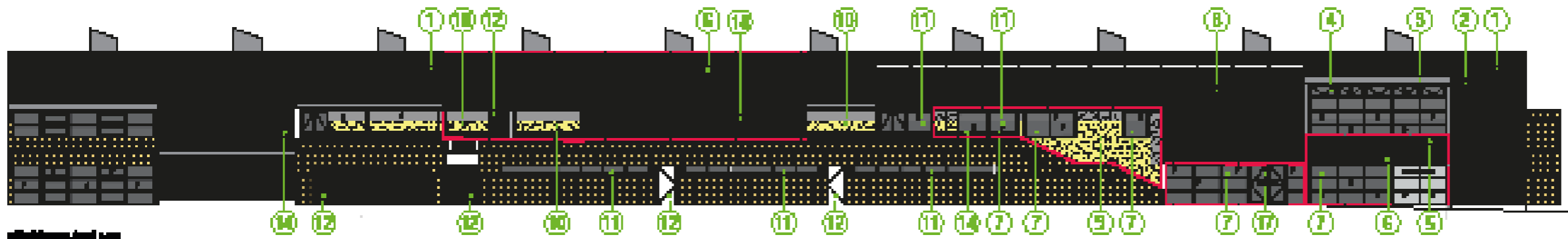
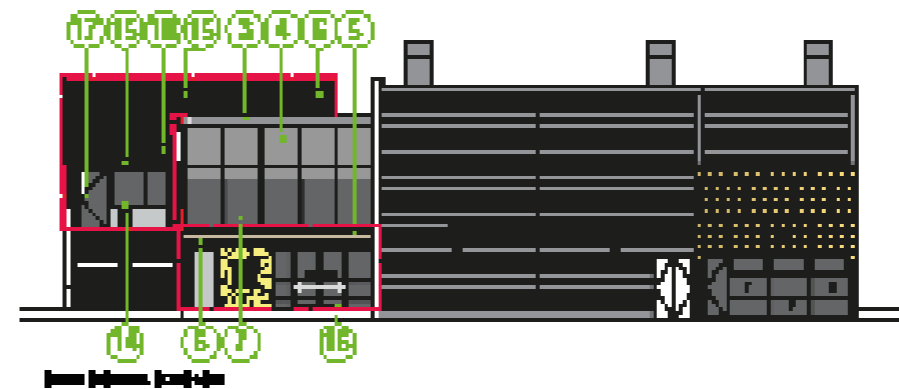
The proposed facade treatment to the new reception and studio will consist of glazing which will match the existing curtain walling and timber which is part of the existing palette of materials of the existing building. To differentiate the new extensions from the existing building, the proposed timber cladding in Western Red cedar, will be vertically laid timber façade on vertical 42 x 42mm Themowood treated timber battens onto the structural wall. The design intent would be to use various widths of timber cladding with intervals of timber fins to add detail and complexity to the high level areas above the glazing extent.

Unlike the existing cladding on the building which is stained to a dark brown colour, the proposed timber cladding to the new extensions would be proposed in a natural Western red Cedar finish to provide a contrast against the existing timber cladding.

The contrast would enforce the story behind Talacre Centre; Where as the demand of the services within the centre has increased, the building grows to adapt and signifies a new era for the building.



3D Massing model - New proposed massing in white.



# Access

## 7.0 Access

It is intended that the design of the centre will be an, 'inclusive design' that works to break down the barriers many people face and to create a user friendly environment where all people can function with equal ease. Existing Issues such as the way the centre interacts with the park has been improved with a additional entrance for the park side, where users of the park will now have access to facilities such as WC's & a Cafe. Internally layout upgrades have improved user flow & security with the inclusion of barriers and a repositioned staircase to create a central core with the lift. There would also be access to the classrooms on first floor directly from the external staircase which will benefit the co-habited use of the centre.

A synopsis of the means by which, 'inclusive design' has been applied from inception, through to detailed design and where the construction, management and operation are relevant to the accessible design solution. An evaluation of the context through consultation, by identifying opportunities and constraints has formulated the access principles for the development. Travel distances/routes, the location of facilities have been considered, where possible, to provide optimum accessibility.

The Inclusive Design Process Inclusive design should be seen as a continuous process - from the initial concept, the design brief or master plan, through to the detailed design; the planning and building control approval processes; onto construction and the operation, management and maintenance of the completed facility. Each of these stages should be an inclusive process in themselves, involving potential users, including disabled people. The involvement of disabled people is a key element of Inclusive Design and is a requirement of the DDA 2005 for public authorities.

## 7.1 Legislation

The major pieces of legislation which influence the access, service, employment and use of the building are The Disability Discrimination Act 1995 (DDA), Approved Document (Part M) of the Building Regulations, BS8300: 2001 and Planning and access for disabled people: a good practice guide (ODPM, 2003).

This requires that reasonable steps be taken to ensure that Service Providers do not discriminate against disabled people. This legislation isn't however the primary source for how the designer will respond in order to ensure there is no discrimination, instead the building will be required to comply as a minimum with Part M of the Building Regulations.

This document is in part based on and references to, the guidance contained with BS8300:2009 'Design of buildings and their approaches to meet the needs of disabled people – Code of practice' and it is this document which gives far more detailed practical guidance on access to and use of buildings.

## 7.2 Escape

Detailed guidance on means of escape for disabled people is given in BS 9999:2008 Code of Practice for fire safety in the design, management and use of buildings, Section 9 part 46 Evacuation of disabled people.

## 7.2 Vehicular access

No additional car parking is being provided and, as advised by planning policy, the users of the facility will be able to make use of the nearby transport links. There is also to be additional cycle parking as part of the public realm improvements to improve the environment for pedestrians and cyclists. Vehicular access arrangements are otherwise, not being modified and there will be no affect upon the network of public rights of way.

## 7.3 Pedestrian access

On Foot: Pedestrian entrance points can be found perpendicular to the park edge off Prince of Wales Road, and with the proposed design, access from Talacre Gardens will be another option during the hours of the park opening times.

The centre is approximately a 3 minute walk from Kenish Town West Station along Prince of Wales and a 15 min walk from Kentish Town Road.

By Bicycle: Cyclists can access the parks from Prince of Wales Road, Talacre Road and Wilkin Street and via the Dalby Street. A cycle route runs from Prince of Wales Road through the Open green. A cycle rack is located outside nearby the Leisure Centre.

# Consultation

## 8.1 Community

Consultation has been undertaken during the Camden Council public consultation as well as stakeholders of the co-habited Talacre centre which includes the operator of the centre, sports development who provide education & qualifications and child services who provide sports services for users within the centre notably the popular gymnastics club which in combination contributed to the needs analysis and development of the brief.

Below are the consultation boards which were displayed at Talacre Centre, Kentish Town library & the Greenwood Centre. Four Q&A sessions with the public were also held at each of the sites open for the public to attend. The boards were also accessible on Camdens website for further opportunity for public feedback.

### UPGRADE TO TALACRE COMMUNITY SPORTSCENTRE

**WHAT IS HAPPENING?**

Work is underway to expand and upgrade the Talacre Community Sports Centre and open space. We want to hear your thoughts on our proposals for the building and what type of activities you would like to see in the improved community sports centre.

Your comments will help shape Camden Council's plans for the future of Talacre Community Sports Centre and open space.

**WHY ARE WE DOING THIS?**

Talacre Community Sports Centre is a popular and unique community facility with a range of activities. The proposed improvements to the existing centre are in response to increased demand and local needs. We want to create an upgraded centre that is sustainable, multi-purpose, and accessible for everyone.

This upgrade forms part of a wider programme of work part-funded by the council's successful Levelling Up Fund bid to create a healthy and connected neighbourhood.

**WHAT YOU'VE TOLD US SO FAR**

"Diversity of youth and sports provision is key"

"Many people enjoy playing sports locally"

"Accessible places to play sports is important"

"Improving, not losing local provision"

**PROPOSED UPGRADE**

### UPGRADE TO TALACRE COMMUNITY SPORTSCENTRE

**WHAT DO WE WANT TO ACHIEVE?**

- Bring the centre up to modern standards.
- Increase capacity so more people can enjoy the community sports centre.
- Increase the range and diversity of activities we offer.
- Ensure that the centre is accessible for everyone.
- Contribute to positive health and well-being in the neighbourhood.
- Improve its energy performance and carbon footprint.
- Create further opportunities for physical, creative and educational activities.

1 Sketch impression of proposed main entrance

Proposed ground floor plan

2 Sketch impression of proposed multi-use rooms

3 Sketch impression of proposed new entrance foyer

**WHAT DO YOU THINK OF THE DRAFT PROPOSALS?**

### UPGRADE TO TALACRE COMMUNITY SPORTSCENTRE

**WHAT ARE WE PROPOSING?**

- A new 100sqm gymnastics studio.
- A new 115sqm multi-purpose exercise studio.
- A new multi-use space for a variety of functions.
- A flexible classroom space with a moveable wall.
- Upgraded changing rooms.
- Upgraded reception area and cafe facilities.
- Improved access to the park.
- Accessible toilets for users of the centre and the park.
- The two new multi-use studio spaces, on the ground and first floors, will be created to broaden the physical activity offer for all ages and abilities.

4 Sketch external impression of proposed new studio

Proposed first floor plan

5 Sketch impression of the proposed new studio

6 Sketch impression of proposed classroom space for flexible use

**WHAT ACTIVITIES WOULD YOU LIKE TO HAVE IN THE BUILDING?**

# Consultation

## TALACRE LANDSCAPE IMPROVEMENTS

**WHAT ARE WE PROPOSING?**

As part of our successful Levelling Up bid we were awarded funding to improve Talacre Town Green and better connect the space with the adjacent Talacre Community Sports Centre. These improvements aim to:

1. Improve the connection between the sports centre and the landscape, making the proposed cafe and toilet facilities more welcoming and accessible for all;
2. Provide an improved pathway with seating, informal play and planting;
3. Create a series of playful circular elements within the paved areas, combining planting, seating and trees, to help define the spaces and improve circulation;
4. Improve seating options with curved benches located to provide views across the MUGA and the park.

**2. Provide an improved pathway with seating, informal play and planting;**

**3. Create a series of playful circular elements within the paved areas, combining planting, seating and trees, to help define the spaces and improve circulation;**

**4. Improve seating options with curved benches located to provide views across the MUGA and the park.**

**SIGN UP FOR UPDATES ON IMPROVEMENTS TO TALACRE TOWN GREEN AND LET US KNOW WHAT YOU THINK!**

SCAN ME

**INFORMAL PLAY - IDEAS**

**SEATING - IDEAS**

**PLANTING - IDEAS**

Funded by UK Government | LEVELLING UP | Camden

## UPGRADE TO TALACRE COMMUNITY SPORTS CENTRE

**WHY ARE WE DOING THIS?**

We know Talacre Community Sports Centre and open space are popular in the local area. It is important for us that the improved spaces are in line with local needs and allow even more people to enjoy their offers.

Your views are important to us and will help us shape the design and use of the new and improved spaces.

**WHAT DOES THIS MEAN FOR EXISTING CUSTOMERS?**

Our proposals focus on enhancing the existing community sports centre to meet increased demand as well as improving the open spaces around it.

We aim to keep the community sports centre open whilst the works are being carried out and will try to minimise disruption to our users.

**SHARE YOUR VIEWS**

Join our drop-in sessions to find out more about our plans and give us your feedback. They will take place at:

- Monday 13th of November at the Talacre Community Sports Centre between 6.00pm and 7.00pm
- Wednesday 15th of November at the Kentish Town Library between 5.45pm and 6.45pm
- Sunday 19th November at the Talacre Community Sports Centre between 12noon and 1pm.

If you are planning to attend one or more of the engagement events listed above and have special access needs, let us know by calling 020 7974 444 and/or emailing us at [TalacreRemodelling@camden.gov.uk](mailto:TalacreRemodelling@camden.gov.uk) to advise accordingly for arrangements to be made.

**I THINK...**

USE THE COMMENTS CARDS PROVIDED TO TELL US WHAT YOU THINK!

YOU CAN ALSO EMAIL US YOUR THOUGHTS BY 30TH NOVEMBER ON:

[TALACREMODELLING@CAMDEN.GOV.UK](mailto:TALACREMODELLING@CAMDEN.GOV.UK)

PLEASE SCAN THE QR CODE BELOW FOR MORE INFORMATION OR TO VIEW THESE BOARDS ONLINE

**WHAT HAPPENS NEXT?**

Your views and feedback will help us refine and finalise the proposals. We will then submit a planning application for the upgraded community sports centre. If all goes well, we hope to have planning permission in place at the start of 2024, which means we will be able to start the works on site shortly after. We hope to complete the works and launch the upgraded community sports centre by 2025.

**WHAT ACTIVITIES WOULD YOU LIKE TO HAVE IN THE BUILDING?**

WHAT DO YOU THINK OF THE DRAFT PROPOSAL?

SCAN ME

**NEXT STEPS**

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## 8.2 Outputs

The feedback from the public was overwhelmingly supportive for remodelling of the Talacre Centre with no objections to the design.

### Key feedback points

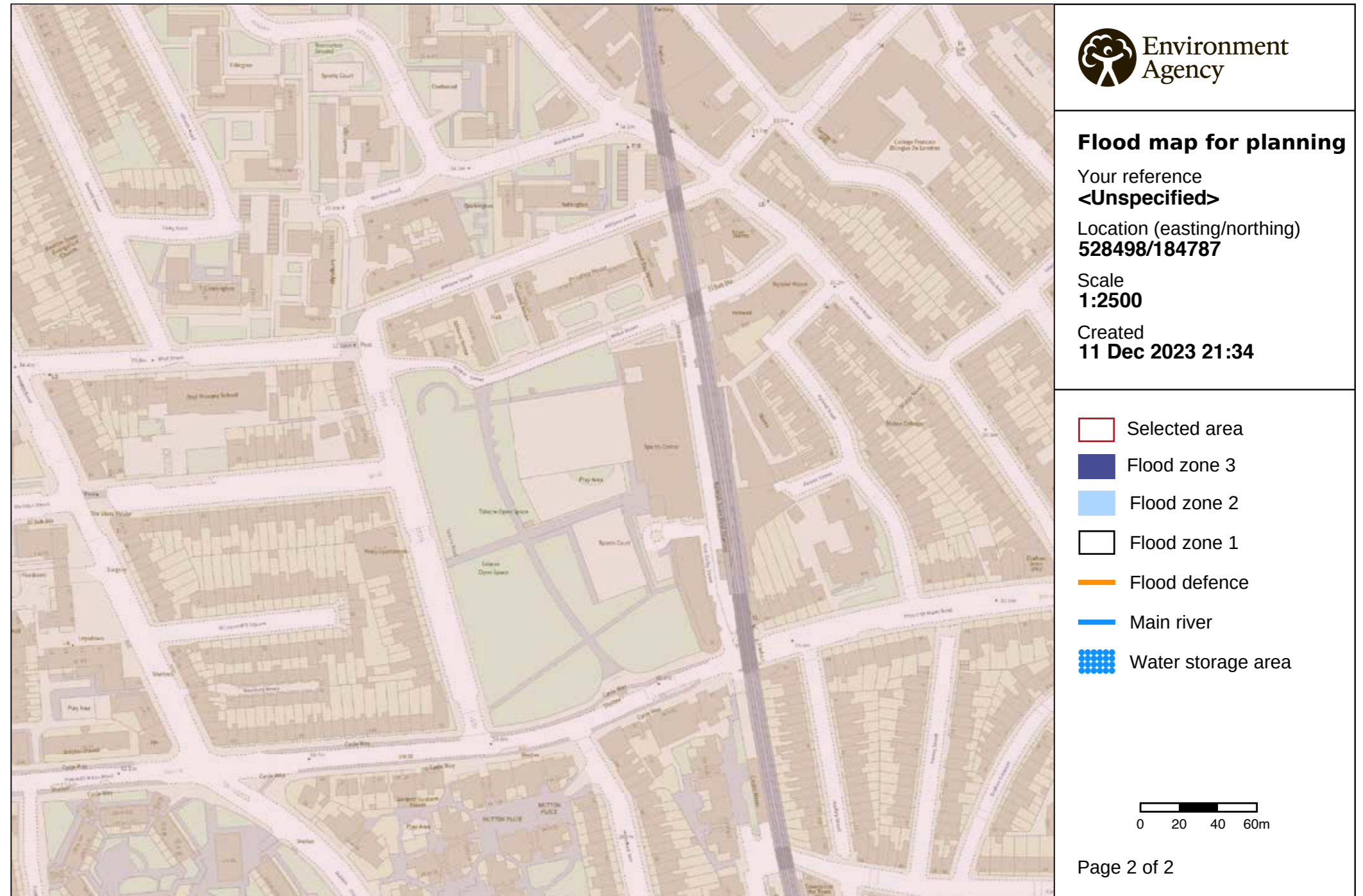
- Services/activities to be offered to users with disabilities
- Friends of Talacre members who attended the Q&A session at Talacre centre saw the park entrance with WC & cafe facilities for park users as a positive.
- With the flexibility the multi-use studio offers, public feedback on desired classes included rebound therapy and Yoga.



# Flood risk Summary

## 11.0 Flood risk Summary

Talacre Community and Sports Centre lies within a flood zone 1 area, however the development has a site area less than 1 hectare and has no critical drainage problems.



# Conclusion

## 12.0 Conclusion

In the light of the information within this Design and Access statement we can summarise the findings and conclude as follows:

- The remodelling and upgrade of the Centre has been awarded a LUF grant and required to be completed in 2025.
- The Centre has suffered from oversubscription over the years due to the demand for the services and not enough capacity to satisfy the need. In addition the existing centre is in need of improved security, user flow and to utilise current unused areas to increase the efficiency of spaces internally are maximised.
- Through previous and current consultation, the proposed improvements to the Talacre centre are received positively by stakeholders, users & by the community & park users.

The site lies within walking distance of shopping, commercial, social facilities and public transport (there is a footway for the way between the Centre and the public transport links). The site can thus be said to be a sustainable one for the purposes of Government Policy which encourages investment into community infrastructure, particularly where it involves the use of current developed land.

- The policies of the 'Development Plan' seek to deliver improvements to community infrastructure, as does the Government's statement of planning policy.
- The content and design of this proposal has evolved as a direct consequence of public consultation.
- The new remodelling, and extensions will sit within the context of the existing footprint of the building and the proposal has been purposefully designed so that it has no adverse landscape impacts or detrimental effect upon the amenities of any other occupiers.
- The NPPF explains that there are 3 dimensions ('economic', 'social' and 'environmental') to achieving sustainable development – and all three should figure within the application determination process. In relation to meeting the terms of the NPPF's drive to secure sustainable development, the proposed redevelopment of this site will:
  - Contribute to the social and cultural well-being of the whole community ('economic' & 'social');
  - Involves investment into the surrounding environment through better connectivity, making full use of existing developed land at a location where is opportunity for sustainable travel through use of existing linkages ('economic' & 'environmental');

On the matter of the 'Principle of Development'; the NPPF's presumption in favour of sustainable development; with the default answer to planning applications being 'yes'; no adverse impacts have been identified that would "significantly and demonstrably" outweigh the benefits of the scheme when assessed against NPPF policies. The proposed development complies with the relevant policies of the 'Development Plan', as well as following Government policy on sustainable development and making the best use of land that is previously developed. We therefore ask that planning permission be granted, so that an important Council commitment can be delivered.