

The image shows the exterior of a three-story brick building. The ground floor features large glass windows and a set of glass doors. Above the entrance, there are several signs. One sign reads 'The CarAF Centre' in a dark banner. Below it, another sign says 'Supplementary School' with 'Educational, Advisory & Advice' underneath. To the right of that, a larger sign for 'Sunshine Day Nursery' is visible, which also mentions 'open 5 days a week' and 'Training & Workshops'. There is a small 'AWARD WINNER' logo on the nursery sign. The building has a modern, industrial feel with its brickwork and large glass panels. The foreground is a paved area with a pattern of rectangular stones. To the right, there is a wooden fence and a black metal railing. The sky is clear and blue.

27-30 Cheriton, Camden Design and Access Statement





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0.1 Introduction

27-30 Cheriton Avenue is located directly at the centre of the London Borough of Camden (LBC). It is located within close proximity to Camden Town and benefits from a number of transport links within the area. The site is the Ground Floor unit of the northernmost block of Cheriton Avenue, which forms part of the St Silas Street Estate.

The site; 27-30 Cheriton Avenue is a former community organisation known as the CarAf Centre, which provided services, such as a nursery and supplemental school to the support the local Black, Asian & Minority Ethnic or BAME communities in Camden. Unfortunately, the organisation closed in 2022 leaving the site unoccupied. This site has been identified by the LBC as a potential site for the charity; Women + Health to occupy as their current premises are facing substantial maintenance issues.

It is proposed that the former CarAf Centre at 27-30 Cheriton Avenue is refurbished to provide accommodation for the Camden based charity; Women + Health. This charity primarily supports isolated and vulnerable women overcome a number of issues included health challenges through talking therapy as well as Complementary and Alternative Medicine (CAM) therapies. The charity also provides gardening workshops and therapy for both men and women within the local community.

This Design and Access Statement has been developed to support an application for changes to the site to facilitate the Women + Health Charity.



0.2 Summary of Proposals

The site formerly housed the CarAf Centre, a community organisation which was set up to support BAME communities. Planning Permission was granted in 1997 for former Use Class D1; non-residential institutions now Class F2 Local Community. It is assumed that Change of Use is not required as the space will still be in use as a community organisation.

In order to facilitate the Women + Health charity some changes to the facade will be required. An outline of the proposals is listed below:

Front Facade

- New power assisted glazed double doors to provide DDA access
- Replace the existing single glazing panels and security mesh with double glazing and roller shutters.

Rear Facade

- Widen 1 no. existing opening to create a DDA compliant fire escape as well as remove existing upstand.
- Create a ramp down to street level for DDA compliant egress
- Replace existing broken glazing panel
- Block up 1 No. existing doorway to provide better internal arrangement. New brickwork to match existing.



0.3 Project Team

We have outlined the consultant team appointed for the scheme at the beginning of RIBA Stage 3 below. This will be expanded and updated during the stage:

Client
The London Borough of Camden

Architect
TPM Studio

Quantity Surveyor
Frederick's Heart & Gray

0.4 TPM Studio

TPM Studio is a London based practice, established in 2014, with a growing reputation for delivering expertly conceived and technically elegant buildings.

Our work demonstrates an ability to interpret the individual aims and ambitions of our Clients, as well as understand the cultural and historical setting of each project, resulting in an architecture that is unique and tailored to its context. Good communication with Clients and Stakeholders is vital to the success of projects, allowing us to not only fulfil the immediate needs of the Client but also design in future flexibility for any changing requirements.

We immerse ourselves in contemporary arts and emerging construction technologies, which constantly shape the way we work, ensuring innovation remains a central focus to the design process.

Our approach to design is collaborative, actively encouraging creative dialogue within the studio and engaging fabricators and suppliers at an early design stage, resulting in designs both rigorously examined and technically refined. Extensive research and development form the basis of all our work, continually adding to our expanding experience and allowing our inclusive design process to translate across a broad range of scales, sectors and typologies.

We believe this integrated approach, underpinned by inherent quality procedures, allows us to continually hone this process further, maintaining the high level of service and exciting architecture to which our Clients have become accustomed.

1.0 Site Analysis

1.1 Client & Stakeholder Background

Client Background

The London Borough of Camden

The London Borough of Camden (LBC) is located within inner London bordering the London Boroughs of Barnet, Islington, City of London, Westminster and Brent. The borough is home to a population of around 260,000 people. The borough was established in 1965 when the former boroughs of Hampstead, Holborn and St Pancras were amalgamated into one. Prior to this these metropolitan boroughs had formed part of the County of London.

Women+Health

Women+Health are a Camden based health charity that helps isolated and vulnerable women overcome multiple health challenges and feel more optimistic about a brighter future for themselves and their families. They work with women who have experienced domestic violence and rape, vulnerable new mothers and their families, carers, and women and men looking to improve their health and wellbeing. Their aim is to help them create better lives from themselves and their families.



1.2 Site Location

Formerly known as the Caraf Centre, the site is located North of Regents park and Primrose Hill, and is within walking distance of Camden Town. The site is directly at the centre of the London Borough of Camden.

The site benefits from it's close proximity to a number of transport links, with Chalk Farm underground station less than a 10mins walk South and Kentish Town West Overground Station to the South East.

27-30 Cheriton Avenue is located within the Maitland Park area of Camden. The area was named for Ebenezer Maitland, who was president of an orphanage in the 1800's. At the time the orphanage was surrounded by open fields to the east, until it was developed by the Southampton family to provide a dense built up estate for the less well off.

These developments were demolished in the 1960s for council developments including the Maitland Park estate.

The crescent was originally named after Queen Victoria, who famously liked to ride her carriage to West End Lane, Hampstead.

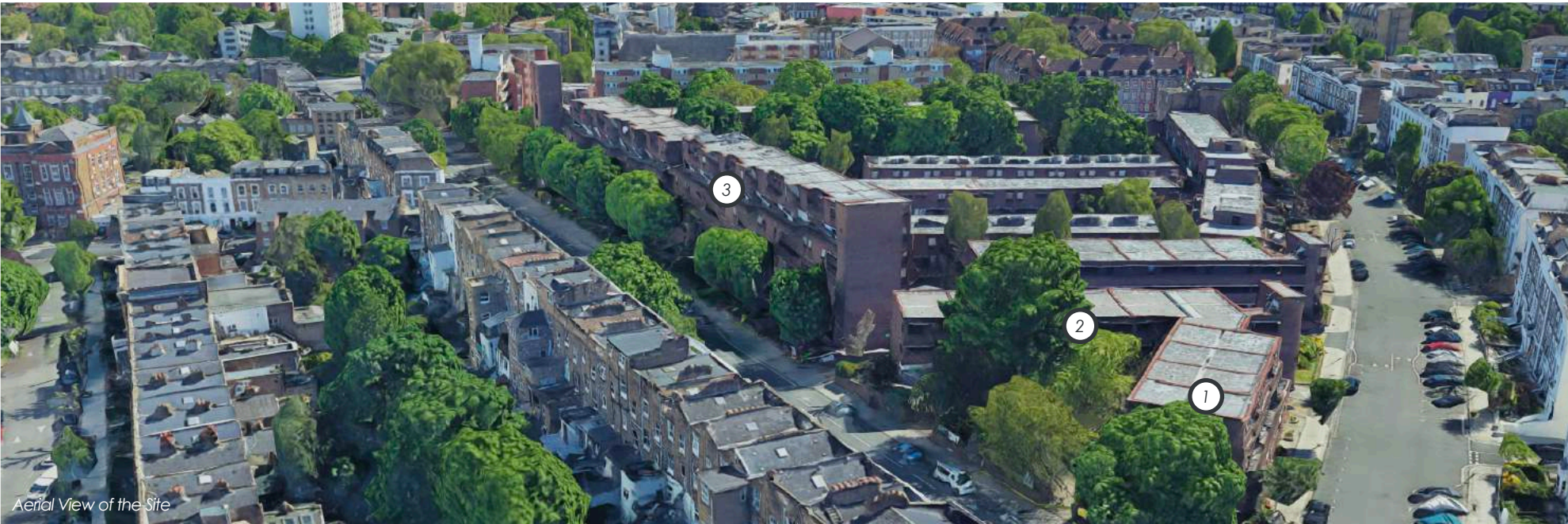
There has been a market operating along the crescent since 1876. The Market is open every Thursday and Saturday with the exception of Christmas and New Year's day. Traders are able to operate between 7am to 7pm, however during the winter months most will be open between 10am to 4.30pm. Due to the rising costs of charges the number of vendors has decreased significantly from about 50 traders to 22.

Historically the crescent has been home to a number of household name brands with the Sainsbury's family at one time living above their shop on the crescent in 1873. More recently the crescent was home to the Pathak family who created the curry paste brand 'Patak's' which can be found in most major supermarkets.



Aerial Image of Site

1.3 Site Context



St Silas Estate
The St Silas Estate was developed in the mid 70's by the London Borough of Camden. Architect's Department as housing for the local population.

Cheriton Avenue is located at the Northern end of the site where Queen's Crescent and Malden Road intersect.

The block in which 27-30 Cheriton is situated forms an 'L' shape at the North of the estate with a large courtyard in the middle with a lawn and a number of large trees which screen the residential properties on the upper floor from busy Malden Road.

The ground floor of the development is set above street level, with steps and a steep ramp providing access up to this level. There are a number of retail units including a clothes store and a tattoo parlour. One unit is occupied by the Sheikh Adbirahman mosque.

- Key:
- ① 27-30 Cheriton Avenue
 - ② 22-26 Cheriton Avenue
 - ③ Southfleet Building

1.4 Existing Building

The former community space at 27-30 Cheriton is located on the ground floor level of a 3No storey mixed use block within the St Silas Estate, which was completed in the early 1970s. The site is located to the north easterly corner of the estate, and can be accessed via secondary entrance points on Queens Crescent, or via the primary route which opens onto a communal external area shared with adjacent blocks, which in turn opens on to Malden Road.

The primary facade, which opens on the communal external space, is largely fenestrated with single glazed units that span from an approx. 300mm high brick base to the underside of a perimeter beam above. This facade includes a full glazed entrance alcove, which is protected with a metal roller shutter, with a metal grating providing protection to the adjacent glazing. The rear facade is less open than the front and only high level windows and 4No external doors sit within the external brick clad wall.

The building is uniquely tiered so that the facade along Queen's Crescent steps back away from the street whilst the facade facing Malden Road steps inward creating sheltered walkways. As the majority of the glazing on the building is located on the facade facing Malden Road, the overhang of the building above prevents excessive solar gain and provides a sheltered entrance to the site.

Internally, the building retains the layout of the former nursery, with elements like low-level WCs designed to serve this need. As well as this, a number of service risers exist, that house the various pipes and cable routes serving the apartments above. Although there are some signs of leaks and water ingress internally, these appear to be mainly associated with water supply and drainage to the above residential units and there is no evidence of any active leaks.



Main site entrance off Malden Road



Queen's Crescent Facade



Front Facade of 27-30 Cheriton Avenue



Entrance to the CarA Centre



Existing Broken Glazing Panels



Existing Mosaic

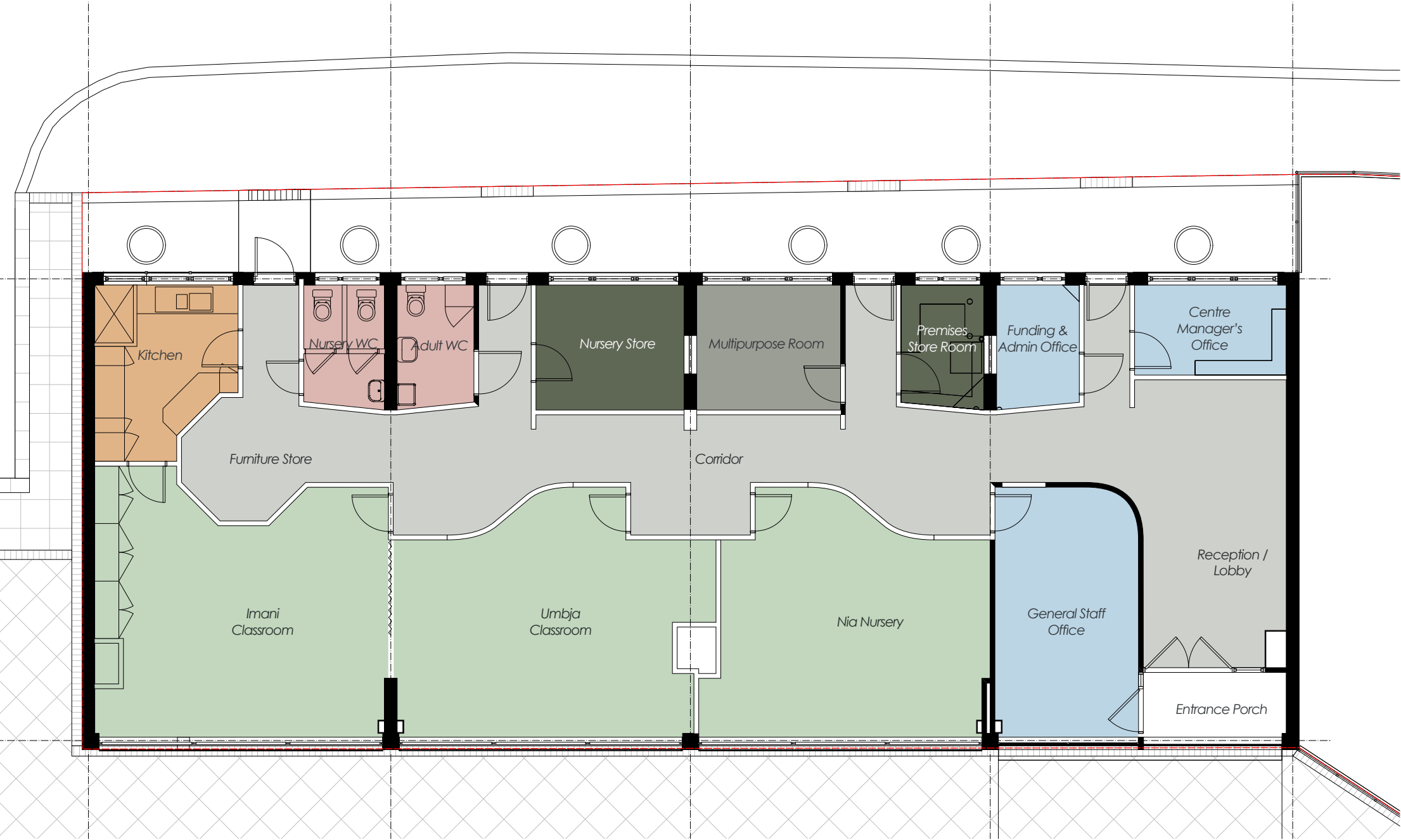


Gate and Fence leading to Garden



Existing Mosaic

1.5 Existing Arrangement



Existing Ground Floor Plan, NTS

The main entrance to the site is via a small entrance porch leading to the main reception / lobby. Staff facilities can be found at this end of the building with the centre manager's office directly off the reception.

The partitions on one side of the corridor undulate creating a wave like effect in plan, drawing visitors into the three main rooms on site; the Imani Classroom, Umbja Classroom and the Nia Nursery.

The opposite side of the corridor the partitions are angled to mimic the undulating form of the corridor but to a lesser extent. Ancillary rooms such as store rooms, WCs and a multipurpose room are all located on this side of the building. These rooms are all smaller in depth to the main nursery and classrooms, with only high level strip windows providing natural light.

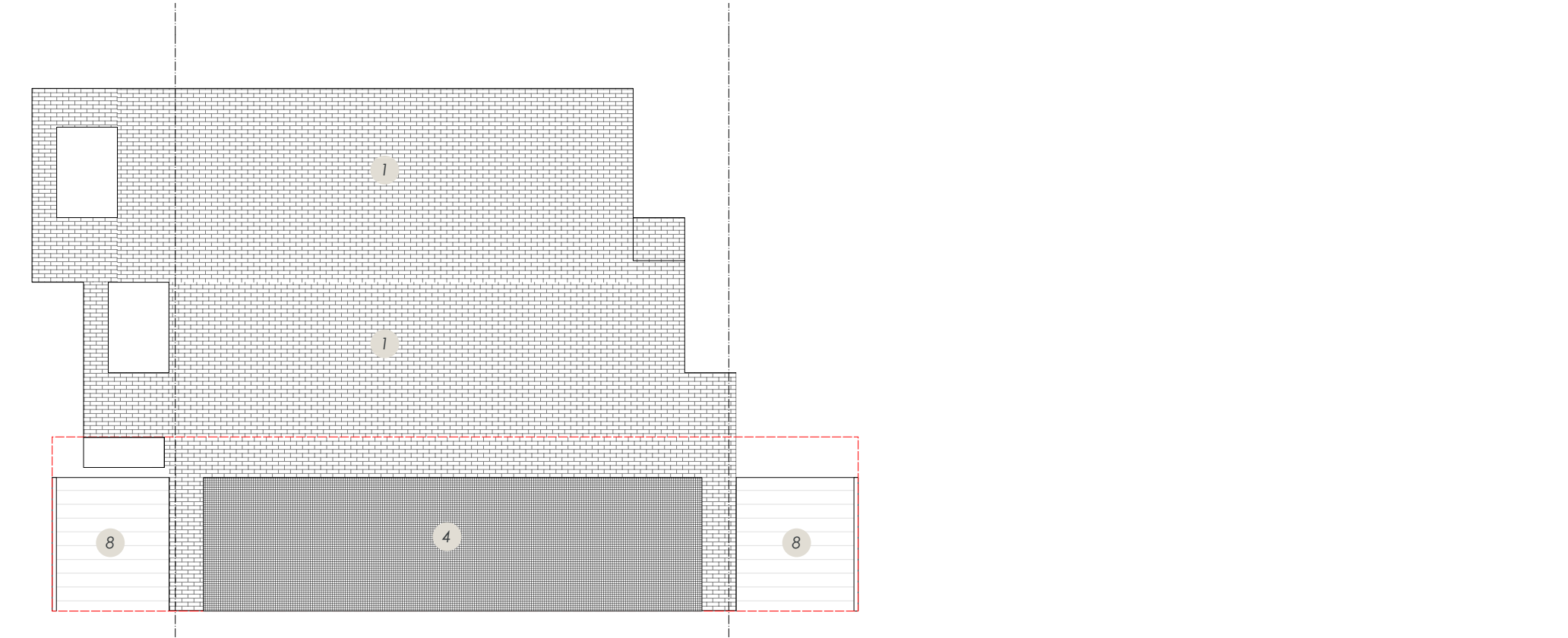
The kitchen is located at the furthest end of the building to the reception/ lobby. This space has access to the Imani Classroom. A large portion of the kitchen is taken up by what we assume is water storage.

1.5 Existing Arrangement

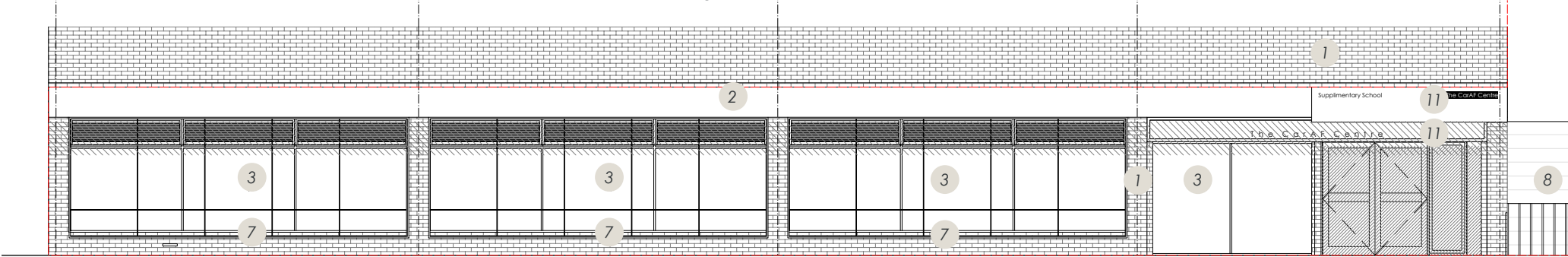
External

The elevation facing out towards Queen's Crescent is predominantly brick with high level ribbon glazing which runs across the facade. 4no. green painted timber doors provide egress from the building out onto the street. Conversely the main facade is mostly glazed with a metal mesh screen fixed into the brick piers.

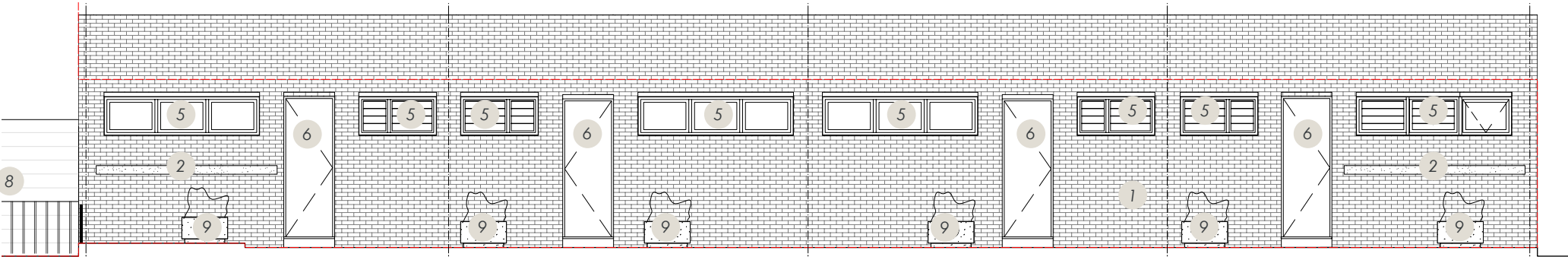
The side elevation is predominantly brick, save for a mosaic mural on the Ground Floor which spans almost the entirety of this elevation.



Existing Side Elevation, NTS



Existing Front Elevation, NTS



Existing Rear Elevation, NTS

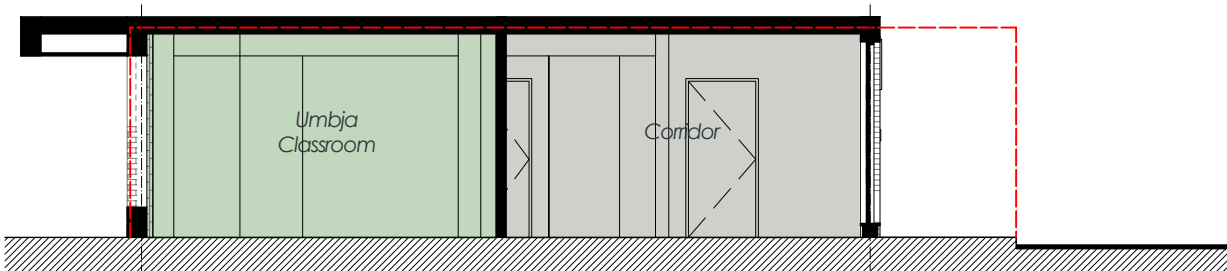
Key

- | | | | |
|----------------------------|--------------------------------|--------------------------------|---------------------|
| 1 London Stock Brick - Red | 4 Existing Mosaic | 7 Metal Screen to Glazing | 10 Existing Signage |
| 2 Concrete | 5 Existing Ventilation Louvres | 8 Timber Fence + Metal Railing | 11 Roller Shutter |
| 3 Existing Glazing | 6 Green Painted Timber Door | 9 Concrete Planters | |

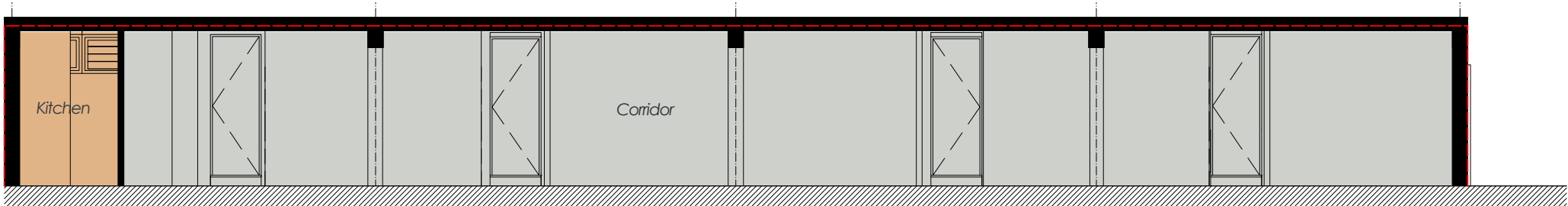
1.5 Existing Arrangement

Internal

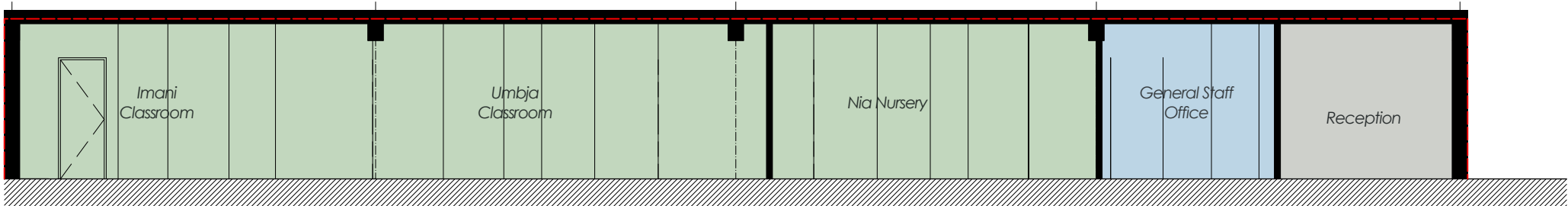
The building has a central corridor which does not receive any natural light. This central spine leads to 4no. fire exits along the Queen's Crescent elevation. However, it is noted that these exits are not flush with the floor level and there is a large upstand which must be stepped over to exit the building. Preventing level access/ egress for disabled visitors and wheelchair users.



Existing Section AA, NTS



Existing Section BB, NTS



Existing Section CC, NTS

1.6 Existing Site Photos



Image: Existing Damage to Facade



Top Image: View from Nia Nursery through to the Imani Classroom
Bottom Image: Existing Nia Nursery



Top Image: Existing Upstand in Doorway
Bottom Image: Existing Fire Exit with Upstand



1.7 Wider Context

Sun Path
27-30 Cheriton benefits from south facing light during the day. As the site is 'L' shaped and faces an open space there is no overshadowing from the neighbouring buildings. The overhang of the flats above ensures that the internal environment does not overheat.

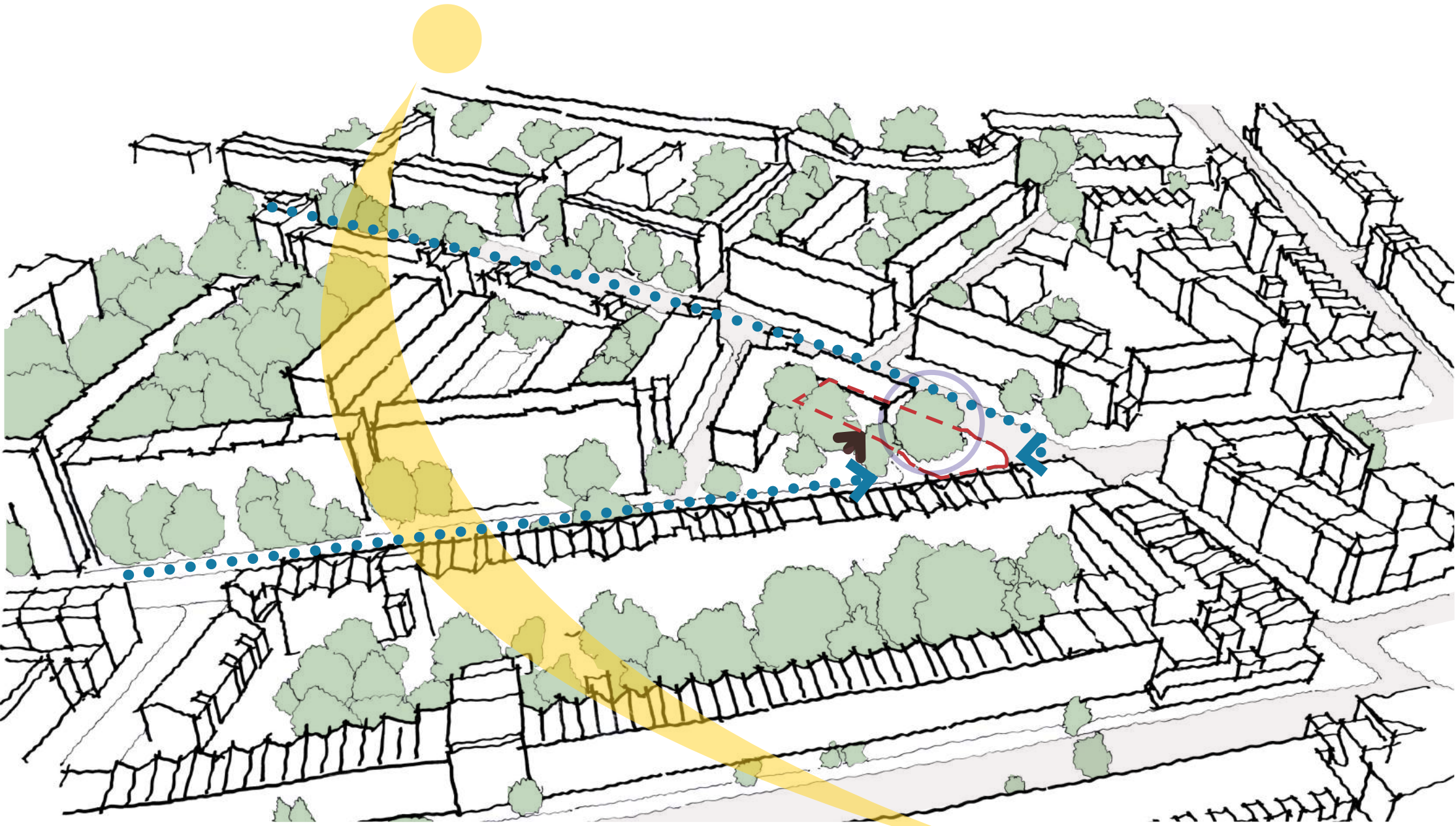
The north facing elevation is predominantly clad in brick with only high level glazing and ventilation louvres.

Pedestrian Access
The site is easily accessed by pedestrians via stepped and ramped access up from Malden Road and Queen's Crescent. It is noted though that the ramped access up from Malden Road is steep and at a angle that may be difficult for users in a wheelchair.

There is currently only stepped access to the site from Queen's Crescent.

Trees/ Planting
There are a number of tall trees in the vicinity which help to provide natural shading and promote biodiversity. The open space in front of the main entrance has a number of trees which soften the area and provide some screening from the road.

There is an existing tree within the adjacent garden to 27-30 Cheriton, a sycamore maple which has a Tree Protection Order on it. The reference number for the TPO is: 00027209



Key

Site Entrance

Main Pedestrian Routes

Sun Path Diagram

Trees

TPO: Tree Protection Order

1.8 Planning Context

Planning History

The following list illustrates historic planning applications at 27-30 Cheriton.

G10/10X/A/25926

Installation of a shopfront
Permission 15-03-1978

AD867

The erection of a trilateral four sheet poster panel
Permission 06-06-1978

AD902(R)

The erection of an internally illuminated fascia sign measuring 6.1metres (20'0") wide by 0.35 (1'2") high, fixed at 2.1m (7'0") above ground level
Granted 06/10/1978

AD1210

Display of an internally illuminated box sign, measuring 3.6metres long x 0.8 metres deep, attached to the flank wall at an underside height of 2.90 metres above ground level.
Refusal 26-09-1979

AD979

Display of an internally illuminated projecting box sign, measuring 2.13 metres high x 0.33 metres wide, attached to the flank wall at an underside height of 3.81 metres above ground level.
Refusal 03-10-1979

AD2182

The display of 2 x 4 sheet panels on the flank wall at ground floor level
Refusal 21-12-1982

8593208

Agree to pruning of Trees 31-10-1985

8693080

Fell trees
Part Approve/ Part Refuse 30-04-1986

8693456

Prune Sycamore tree on frontage
Agree 07-01-1987

9401928

Change of use of ground floor from shop (Class A1) to tenants association office and resource centre (Class D1).
Grant Full or Outline Planning Permission 23-03-1996

PE9700990

Amendment to condition 02 on planning permission (reg no. P19401928 dated 24/03/95) to enable the premises to be used by Camden Black Parents and Teachers Association, as shown on 1 unnumbered drawing.
Grant Full Planning Permission 06-03-1998

2020/5820/P

Installation of external duct risers, access ladders, pipes and boxing in association with new district heating network at Fordcombe and Cheriton blocks.
Granted 13/01/2021

2022/0145/P

Details of boxing concealments as required by condition 2 of planning permissions refs 2020/5820/P dated 13/01/2021, 2021/0179/P dated 14/05/2021 (for installation of external duct risers, access ladders, pipes and boxing in association with new district heating network at St Silas Estate)
Granted 01-02-2022

1.8 Planning Context

The site is not located within a Designated Neighbourhood area, nor is it a Listed Building or within a Conservation Area, area of Archaeological importance.

There area is located within Flood Risk Zone 1, nor is it at risk of surface water, ground water and reservoir flood risk, therefore will not require a Flood Risk Assessment.

The site is located within one of the key strategic views as set out by the London View Management Framework SPG July 2010. As the works are related to the internal refurbishment of a Ground Floor Unit, it is not envisioned that this will impact on the key strategic view.

There is 1 no Tree on the site; a Sycamore Maple tree. This will require planning permission before any works to trim the tree take place. As shown by the map adjacent, the tree falls within the curtilage of the London Borough of Camden's Housing domain.

Due to the site's location in the centre of the London Borough of Camden, it sits within an area where a number of local development policies apply. These relate to the quality of buildings proposed as well as the sustainability aspirations LBC is working towards.

As such, we reviewed all relevant policies in an attempt to establish more of the background to the site, and better understand the policies which may influence any proposals at 27-30 Cheriton.

Camden Local Plan

Policy D1 Design

The Council will seek to secure high quality design in development. The Council will require that development:

- c. is sustainable in design and construction, incorporating best practice in resource management and climate change mitigation and adoption;
- g. is inclusive and accessible for all;
- h. promotes health;
- i. is secure and designed to minimise crime and antisocial

behaviour;

Policy CC1 Climate change mitigation

The Council will require all development to minimise the effects of climate change and encourage all developments to meet the highest feasible environmental standards that are financially viable during construction and occupation.

We will:

- a. promote zero carbon development and require all development to reduce carbon dioxide emission through following the steps in the energy hierarchy
- d. support and encourage sensitive energy efficiency improvements to existing buildings;

For decentralised energy networks, we will promote decentralised energy by:

- g. working with local organisations and developers to implement decentralised energy networks in the parts of Camden most likely to support them;
- h. protecting existing decentralised energy networks (e.g.) at Gower Street

Camden Climate Action Plan 2020-2025

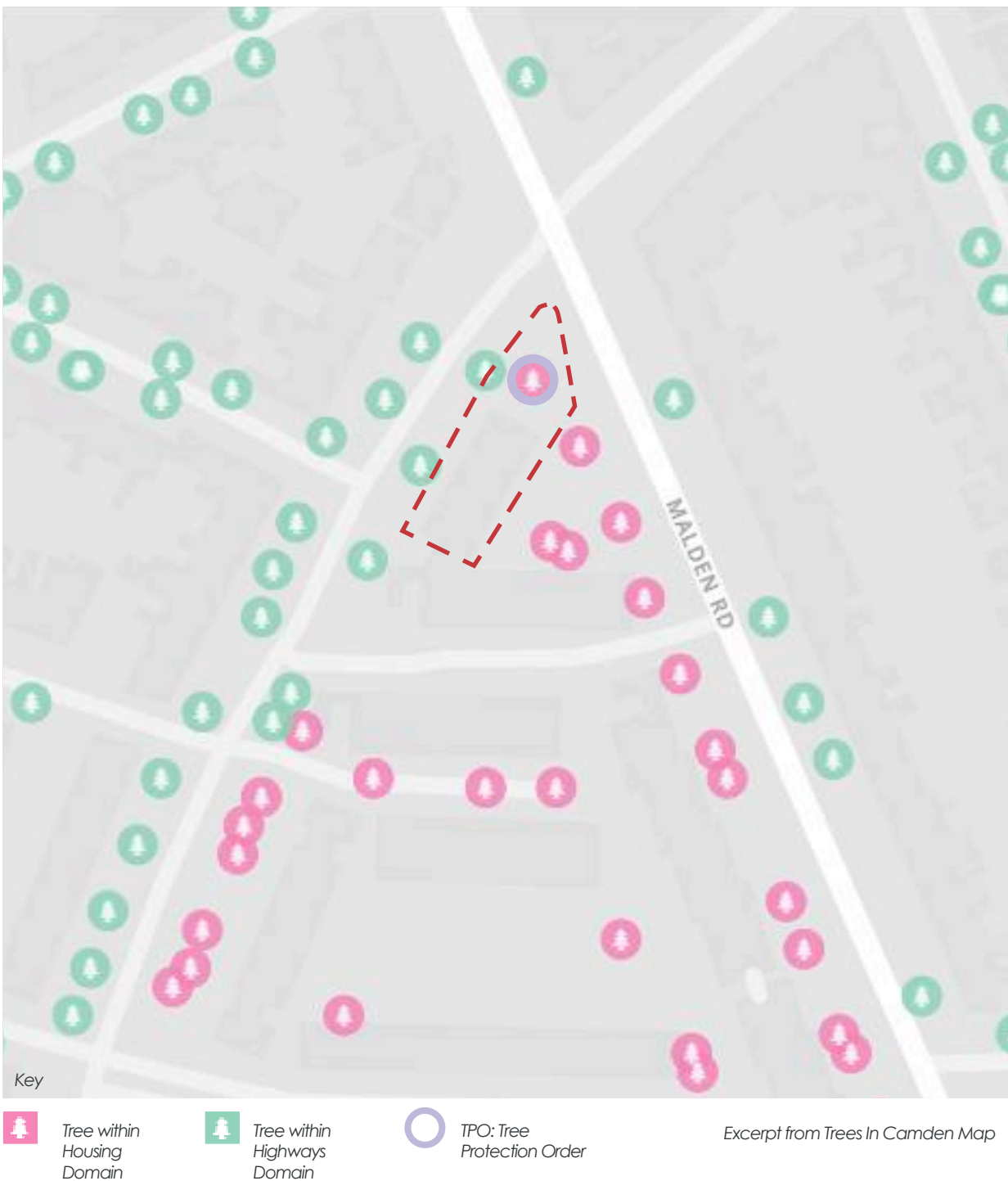
Tackling the Climate Crisis

Immediate Actions

- 5. In 2020, switch the Council's corporate estate and schools to green electricity, and look at further ways to reduce the emissions associated with our energy supplies through renewable energy.

Programme Development

- 1. By 2022, define a low carbon supply chain rating project for local businesses in the Camden Climate Change Alliance to help inform consumer decisions.



1.9 Legislative Framework

We reviewed all relevant policies in an attempt to establish more of the background to the site, and better understand the policies which may influence any proposals at 27-30 Cheriton.











London View Management Framework SPG July 2010
Policy 7.11 London View Management Framework
A. The Mayor has designated a list of strategic views (Table 7.1) that he will keep under review. These views are seen from places that are publicly accessible and well used. They include significant buildings or urban landscapes that help to define London at a strategic level... Development will be assessed for its impact on the designated view if it falls within the foreground, middle ground or background of that view.

Local Plan Centres: NC
Local Plan 9. Town Centres and Shops
Policy TC2 Camden's centres and other shopping areas
The Council will promote successful and vibrant centres throughout the borough to serve the needs of residents, workers and visitors.
We will:
d. support and protect Camden's Neighbourhood Centres

Neighbourhood Centres
The Council will seek to retain convenience shopping for local residents in Camden's Neighbourhood Centres and will ensure that development in them does not harm the function, character or success of that centre.



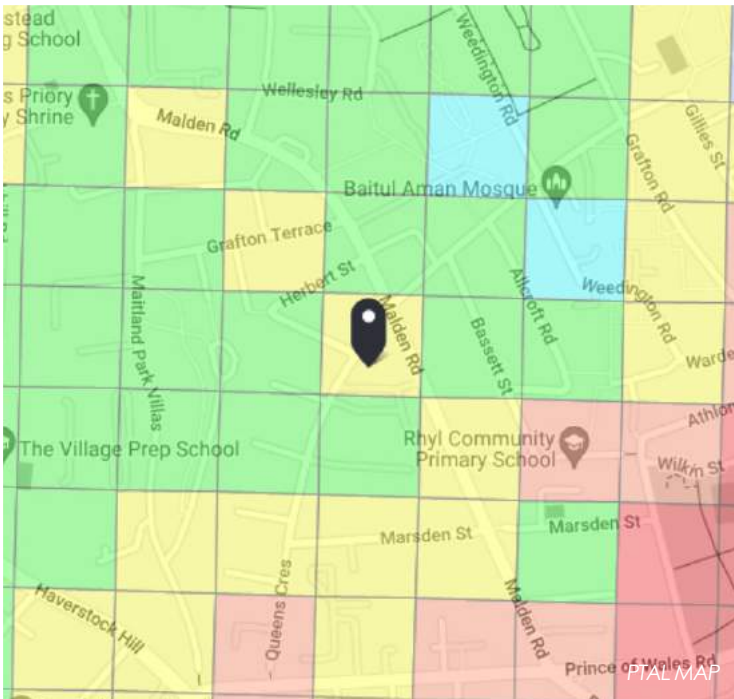
Key

- Local Plan Centres: NC
- Protected Vistas VC: Parliament Hill to the Palace of Westminster
- Protected Vistas RLAA: Parliament Hill to St Paul's Cathedral
- Protected Vistas LLAA: Parliament Hill to St Paul's Cathedral
- Conservation Area
- Neighbourhood Plan Adopted
- Metropolitan Walk
- Local Plan Centres: NC
- Local Plan Open Space
- Local Plan Growth Area

1.10 Transport

The site benefits from a PTAL Rating of 4 - where 6b is the best possible rating achievable. The site has good transport links within the wider community and is under a 10mins walk to 2no. tube stations; Kentish Town West and Chalk Farm. This is ideal for a charity such as Women and Health where accessibility to the site is paramount.

There are a number of bus routes that also service the area with multiple stops within a 5mins walk from the site.



2.0 Design & Sustainability

2.1 Design Overview

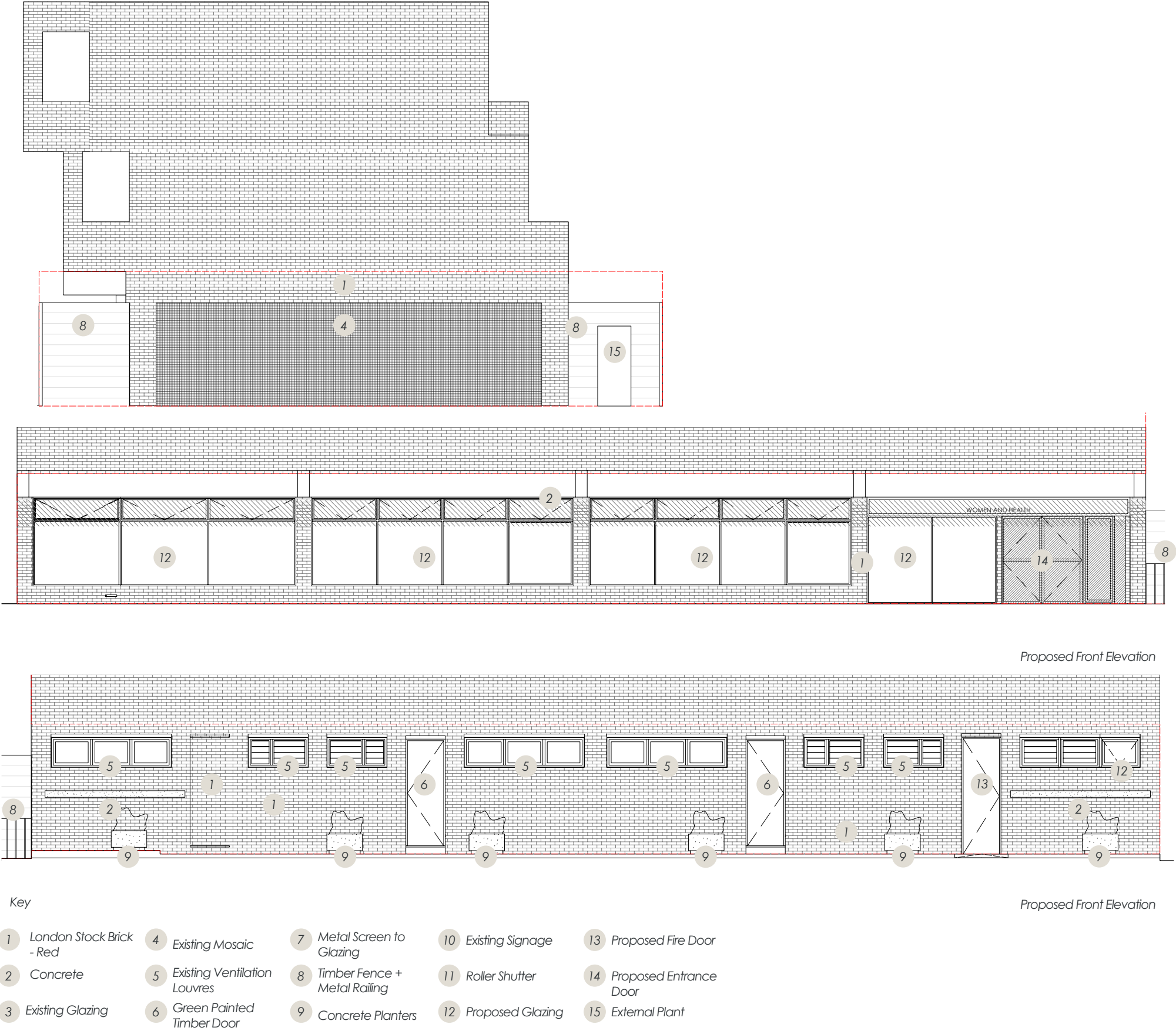
The proposed works to 27-30 Cheriton Avenue are centred around providing DDA access and egress and improving the quality of the internal space. The works do not look to change the scale or the massing of the building.

Currently there are a number of entry points to the building which do not meet DDA regulations, it is proposed that the existing main entrance doors are replaced with power assisted glazed double doors.

To the rear of the site there are 4no. green painted timber doors, these are the only other egress routes available. However, it is noted that there are upstands on the door preventing any wheelchair users access. The proposals seek to increase the width of 1No. fire door, remove the existing upstand and provide a ramp down to street level.

The two central doors will remain in place, however, it is proposed that these are locked in place. The exit closest to the garden will be blocked up with matching brickwork to the existing to allow for a better planform internally.

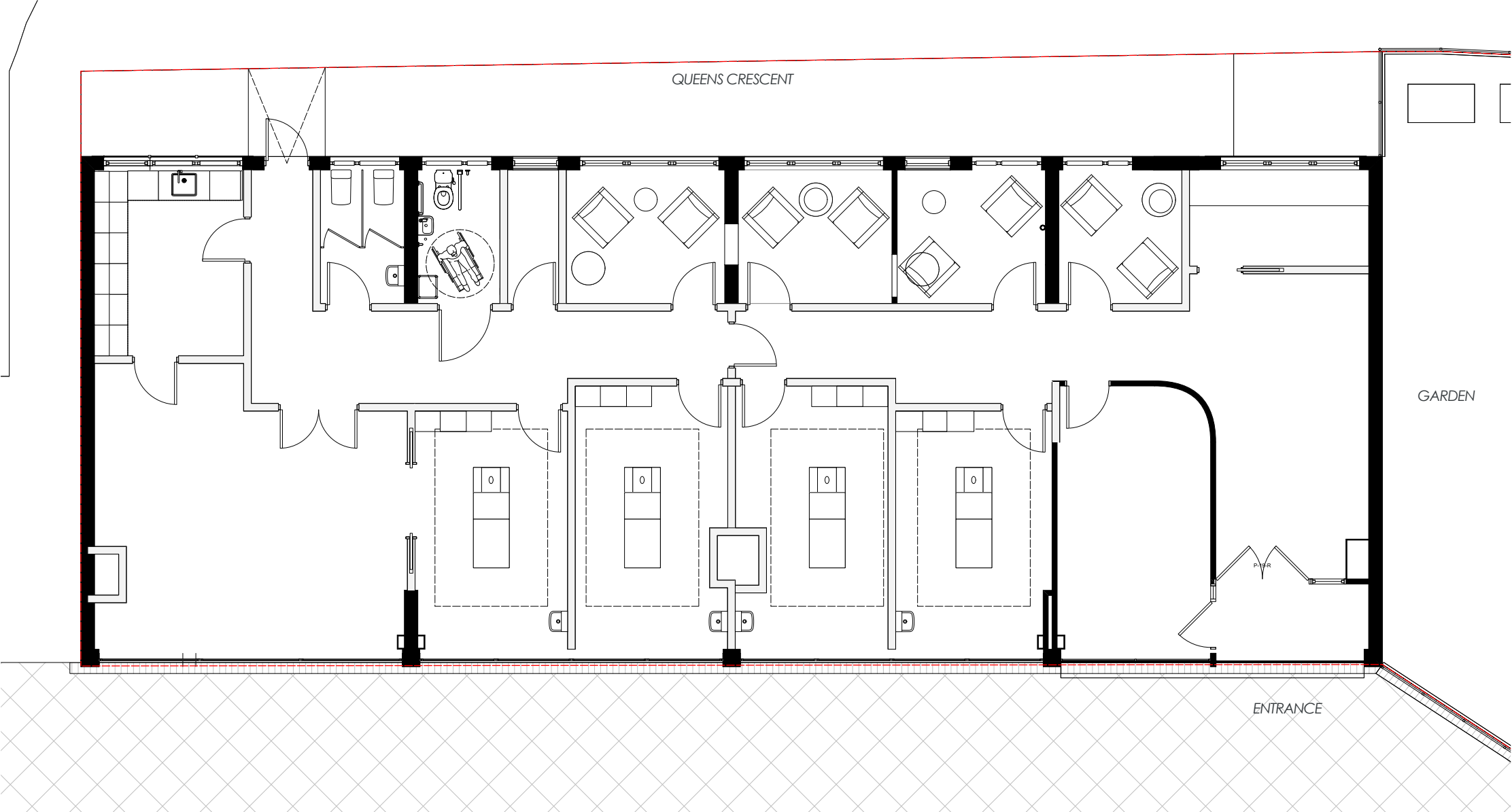
In order to provide better thermal comfort it is proposed that the existing glazing on the front facade is replaced with double glazing. The positioning of the mullions has been altered to provide better alignment with the internal partitions. The existing mesh screens will be removed and replaced with roller shutters to provide better security, as 1no. glazing panel has been damaged.



2.2 Layout and Accommodation

This application proposes to only alter the external facade of 27 -30 Cheriton Avenue.

This does not look to alter the existing scale of the site. Nor does it seek to change the existing Gross Internal Area (GIA), or Gross External Area (GEA).



Proposed Ground Floor

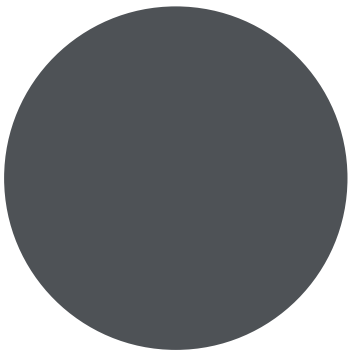
2.3 Materiality

Glazing
The existing glazing along the front facade will be replaced with double glazing to improve the thermal comfort for the therapy rooms.

The metal frame will be powdercoated grey, RAL 7016.

Brickwork
Red London Stock Brick to match existing.

External Fire Doors
The existing and proposed doors will be RAL 7016 to match the glazing.



Proposed Frame
Colour: RAL 7016



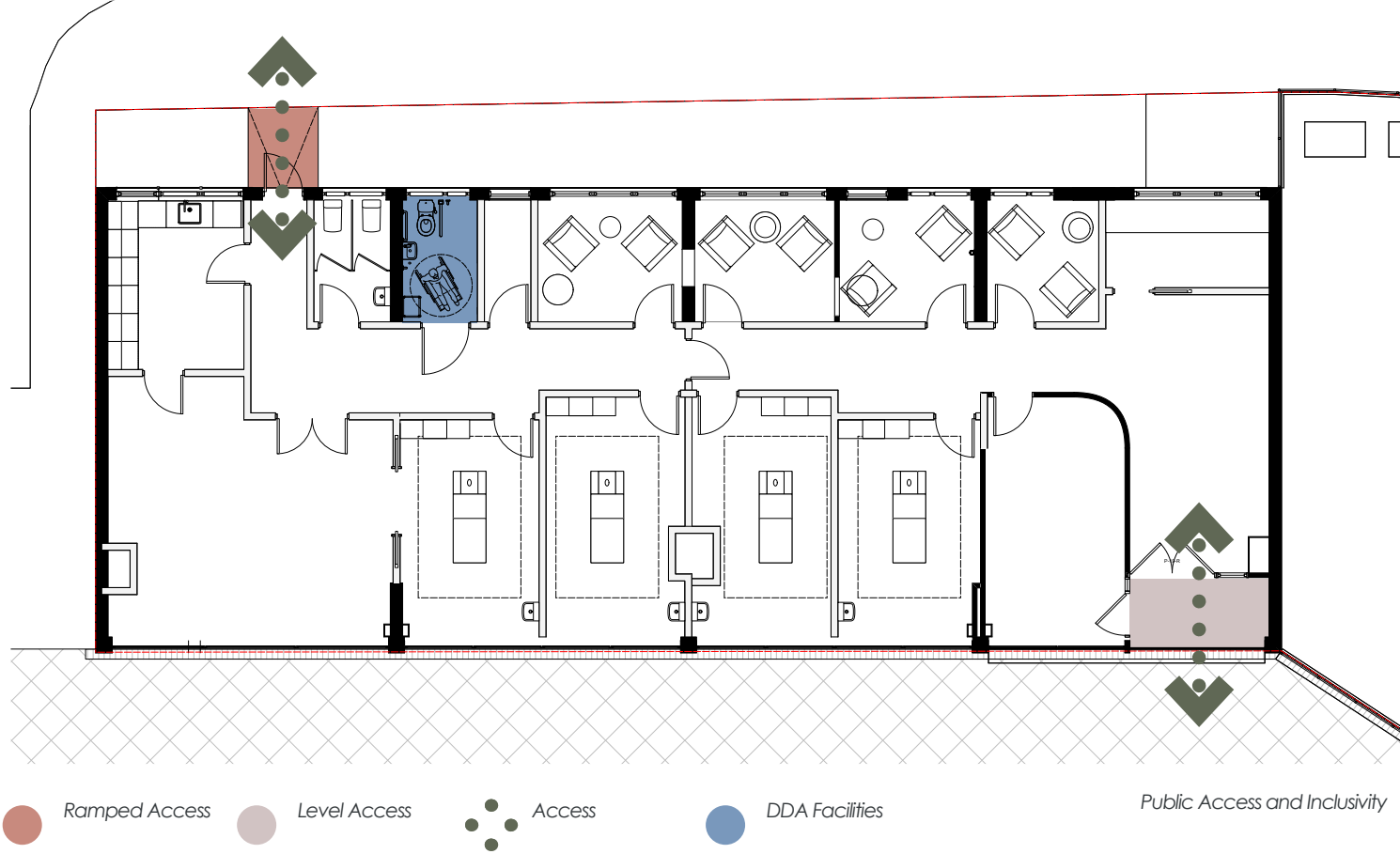
Image of existing brickwork. Blocked up doorway to match this



Proposed Double Glazing to the Front Facade

2.4 Accessibility

There is an existing step down into the site from the external. In order to provide inclusive access level access has been provided at the main entrance. To the rear the secondary fire exit will be sloped down to pavement level.



2.5 Sustainability

Water Consumption
The use of low flow sanitaryware will be implemented

Metering
Metering of electrical energy and water to facilitate future occupier usage monitoring and targeting

Air Quality/ Pollution
For the refurbishment scheme heating systems will use electricity so no burning of fossil fuel and all refrigerant will be of zero ozone depletion potential.

Heat Recovery
MVHR units will be installed to reduce the energy consumption of the site.

2.6 Landscaping & External Works

Landscaping
There are no proposed works to the garden within this application.

External Works
There are no proposed changes to the footprint of the existing building, this proposal does not make any changes to the overall massing or scale of the building.

The extent of the external works is to replace the existing glazing, entrance and egress doors.

It is proposed that 1no. doorway on the rear elevation is blocked up with brickwork to match the existing fabric.

This application also seeks to install roller shutters along the front elevation where there are large expanses of glazing which will need to be protected from anti-social behaviour.

Some external plant will be installed in the garden to facilitate the heating and cooling strategy.

NET INTERNAL AREA (NIA) SUMMARY							
Floor	Use	Existing (sq.m)	Demolition Areas (sq.m)	Retained Areas (sq.m)	Proposed Areas (sq.m)	Change (sq.m)	%
Former Nightclub							
Ground Floor	Class A3	141.1	0	141.1	152.6	11.5	8
Total		141.1	0	141.1	152.6	11.5	8

NIA Schedule

GROSS INTERNAL AREA (GIA) SUMMARY							
Floor	Use	Existing (sq.m)	Demolition Areas (sq.m)	Retained Areas (sq.m)	Proposed Areas (sq.m)	Change (sq.m)	%
Former Nightclub							
Ground Floor	Class A3	230.3	0	230.3	230.3	0	0
Total		230.3	0	230.3	230.3	0	0

GIA Schedule

GROSS EXTERNAL AREA (GEA) SUMMARY							
Floor	Use	Existing (sq.m)	Demolition Areas (sq.m)	Retained Areas (sq.m)	Proposed Areas (sq.m)	Change (sq.m)	%
Former Nightclub							
Ground Floor	Class A3	253.0	0	253.0	253.0	0	0
Total		253.0	0	253.0	253.0	0	0

GEA Schedule

2.7 Refuse & Servicing

The existing refuse strategy is to remain unchanged within the proposals. The current strategy relies on the tenant segregating refuse and recycling within designated bins prior to transferring to the communal refuse and recycling store adjacent to the site.

All commercial refuse and recycling is collected on a daily basis

Deliveries
All deliveries will be via Queens Crescent.

3.0 Appendices

3.1 Drawings

- Existing

1170-P001-0_LOCATION PLAN
1170-P010-0_SITE PLAN
1170-P110-0_EXISTING - GROUND FLOOR PLAN
1170-P210-0_EXISTING - SECTIONS
1170-P300-0_EXISTING - SITE ELEVATIONS
1170-P311-0_EXISTING - ELEVATIONS
1170-P312-0_EXISTING - ELEVATIONS
- Proposed GA Drawings

1170-P130-1_PROPOSED - GROUND FLOOR PLAN
1170-P131-1_PROPOSED - SITE PLAN
1170-P230-1_PROPOSED - SECTIONS
1170-P330-1_PROPOSED - SITE ELEVATIONS
1170-P331-1_PROPOSED - ELEVATIONS
1170-P332-1_PROPOSED - ELEVATIONS
1170-P333-1_PROPOSED - ELEVATIONS_ROLLER SHUTTERS

3.2 Schedules

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3.3 Registers

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