

FRESH YOUTH ACADEMY
HIGHGATE NEWTOWN COMMUNITY CENTRE
544-71000 DESIGN AND ACCESS STATEMENT

FEBRUARY 2013



RICK MATHER ARCHITECTS

123 Camden High Street London NW1 7JR Tel +44 [0]20 7284 1727 Fax +44 [0]20 7267 7826 www.rickmather.com

REVISIONS:

13.01.11	PL	Issued for Planning
13.04.11	PL1	Planning Addendum
09.11.12	PL2	Revised for costing
22.02.13	PL3	Reissued for Planning

CONTENTS

DESIGN AND ACCESS STATEMENT

1.0 INTRODUCTION

2.0 BRIEF

3.0 PLANNING HISTORY

4.0 CONSERVATION AREA APPRAISAL

- 4.1 Overview
- 4.2 Dartmouth Park Conservation Area
- 4.3 Dartmouth Park Conservation Area - Sub Areas
- 4.4 Historic Development of Dartmouth Park Conservation Area - Relevant to the site
- 4.5 Designated Heritage Assets

5.0 HIGHGATE NEWTOWN COMMUNITY CENTRE SITE

- 5.1 The Highgate Newtown Community Centre, Highgate, Camden
- 5.2 Existing Buildings
- 5.3 Surrounding Developments
- 5.4 Existing views in and around site
- 5.5 Access
- 5.6 Site constraints and opportunities
- 5.7 Planning Policy Context
- 5.8 History of the site
- 5.9 Impact on the designated heritage asset

6.0 DESIGN STATEMENT

- 6.1 Analysis of the existing Fresh Youth Academy
- 6.2 External proposals
- 6.3 Internal proposals

7.0 ACCESS STATEMENT

- 7.1 Introduction
- 7.2 Transport & Parking
- 7.3 Service Access / Deliveries / Emergency Access
- 7.4 Inclusive Access

8.0 PUBLIC CONSULTATION

APPENDIX A - PLANNING DRAWING

This report has been compiled in consultation with:

- The London Borough of Camden
- Local residents of the Dartmouth Park area

APPLICANT
London Borough of Camden
33-35 Jamestown Road
London
NW1 7DB

DESIGN TEAM

ARCHITECT
Rick Mather Architects
123 Camden High Street
London
NW1 7JR

COST CONSULTANT
McBains Cooper Consulting Ltd.
120 Old Broad Street
London
EC2N 1AR

1.0 INTRODUCTION

This Design and Access Statement accompanies the application for Planning Permission and conservation area consent for alterations in a conservation area for the Fresh Youth Academy which is part of the Highgate Newtown Community Centre site, located in Highgate in the London Borough of Camden. This statement has been produced on behalf of the London Borough of Camden.

This statement provides an overview of the need for development, its location and its objectives and has been prepared in accordance with policy guidance including 'Design and Access Statements How to write, read and use them' (CABE 2006)

The overall scheme aims to improve the quality of the physical environment and to respect the significance of the Conservation Area in which the site is located.

2.0 BRIEF

The proposal is to refurbish the existing Fresh Youth Academy. The brief is to improve its appearance inside and out, its thermal performance, functionality and accessibility.

A key component of the brief is to accommodate the D1 functions of the Juice Bar and Gym that were demolished to make way for the Chester Balmore development.

The London Borough of Camden are currently constructing a new housing development bound by Chester Road, Balmore Street and Raydon Street known as the Chester Balmore development.

The Chester Balmore development was granted Planning Permission on 11 March 2011 - Application Ref 2010/5478/P. Condition 32 of the application required that the Juice Bar and Gym that was located on Chester Road must be relocated in suitable long term accommodation.

It is proposed that a replacement facility will be provided within the refurbished Fresh Youth Academy. The Fresh Youth Academy forms part of the Highgate New Town Community Centre located in Bertram Street within five minutes walking distance from the site.

Highgate Newtown Community Centre ran 2 community programmes from the former Juice Bar and Gym site: a 60 plus health and fitness project; and Phiz and Biz a youth health, fitness and employment support programme.

Highgate Newtown Community Centre manages the Fresh Youth Academy on its site where Camden Integrated Youth Support Services (IYSS) delivers a programme of activity for 13-19 year olds that ranges from informal drop in sessions to specific programmes on arts, textiles, film projecting, music production, IT, connections advisory services, motor vehicle related, baby monitor and sports sessions.

Following consultation with local residents and key stakeholders the key features of the brief were agreed:

- Relocation of juice bar and gym in the Fresh Youth Academy building
- Increase the floor space available for the gym, changing facilities and juice bar
- Remodel the academy to increase the learning space and make the space more flexible with room dividers so it is better able to deliver IYSS priorities
- Develop and equip the space so it is able to be a centre of excellence for Camden IYSS for delivery of youth services to young people with disabilities
- Remodel the academy and its close surrounding site to make it fully accessible to people with a range of impairments
- Improve the thermal performance of the building



Site Plan identifying location of Highgate New Town Community Centre and proposed new community facilities

3.0 PLANNING HISTORY

CHESTER BALMORE

As previously stated the Chester Balmore development was granted Planning Permission on 11 March 2011 - Application Ref 2010/5478/P.

We include Condition 32 in full:

- " 32 Prior to implementation of the development the following must first be secured:
- Suitable alternative long term D1 accommodation for the FRESH gym and juice bar in the immediate vicinity of the development
 - Approval in writing from the Camden Youth and Connection Services and Highgate Newtown Community Association of the size, location, design and fit out of this accommodation
 - Any planning permission required for the new accommodation: and
 - Any funding required for the new accommodation.

Or, in the event that the above long term accommodation is not available by implementation, then temporary accommodation may be acceptable (so long as it is first approved by the Council) provided always that the above permanent accommodation is secured first prior to first occupation.

Reason: To ensure the satisfactory re-provision of D1 community floor space in accordance with Policy CS10 of the London Borough of Camden Local Development Framework Development Policies."

When the Juice Bar and Gym on Chester Road were demolished these facilities were moved into the Fresh Youth Academy temporarily until the refurbishment works make the academy completely fit for purpose. During the proposed 16 week construction period of the refurbishment all the functions housed within the Fresh Youth Academy including the Juice Bar and Gym will be temporality housed in the Highgate Newtown Community Centre.

PREVIOUS FRESH YOUTH ACADEMY APPLICATION

A previous Planning Permission was granted for the refurbishment and extension of the Fresh Youth Academy on 11 April 2011 - Application Ref 2011/0303/P.

- There were 3 conditions:
1. That the development commences within 3 years
 2. That the development is carried out in accordance with the drawings
 3. That all new external works should be carried out in materials resembling the existing building unless otherwise stated in the application

Since the granting of this application the proposals have been revised with the extension removed. This external change has triggered the need for a new application.

The proposed extension was only 23m2 GEA. The existing and the proposed refurbished Fresh Youth Academy are 173m2 GEA.

The new application has an identical brief to the previous application. The functions are accommodated in a slightly smaller area by more intensive use of resources. The existing Fresh Youth Academy has some large rooms that are under used and over sized. Therefore the proposed refurbishment allows it to accommodate the additional functions of the Juice Bar and Gym within the existing footprint by rationalising the plan.



Juice Bar and Gym on Chester Road (now demolished)



Proposed development on Chester Balmore site.