

“The Assembly House” 292-294 Kentish Town Road, London, NW5 2TG.

DESIGN AND ACCESS STATEMENT.

Site Appraisal.

The site is located to the north-east of the junction of Kentish Town Road and Leighton Road, immediately north of Kentish Town rail station and has pedestrian access to the pavements of these two roads.

The building was constructed circa 1898 and consists of a basement, ground, first, second and a third floor (in the attic space). Construction is brick with stucco embellishments to the upper levels. The ground floor projects and is formed with polished granite. The roof is pitched, with a slate covering.

Internally many partition walls in the upper storeys are formed from timber panelling. To the ground floor there is a hardwood screen with cut glass and mirrors, and a decorative ceiling. Some modern walls have been built in the past to form public toilets. In the cellar there are some timber panelled partitions built off brick plinths, and modern unfinished concrete blocks forming a kitchen.



Photo #01 looking North East showing the front elevation from Kentish Town rail station.

The building is Grade 2 listed, Camden Council reference 798-1-97143.

Use.

The building operates as a licensed public house, with the ground floor as the main licensed area. There is currently a function room on the first floor, with the remaining space being used by the manager and staff on the first and second floors. The third floor roof space is currently unoccupied. The basement is used as a cellar and storage facility, with a trade kitchen serving the trading area via a small hoist.

Amount.

The proposed work is to be contained within the existing building envelope, no extensions are intended.

It is proposed to effect internal alterations to first and second floors of this property in order to improve the staff facilities, and to provide means for living on site for a limited number of staff members. There is existing accommodation space on the third floor, however this is not considered suitable for staff use at present for two reasons. Firstly, the partitions forming the spaces are old, and have poor acoustic and thermal insulation properties. The rooms would be uncomfortable to occupy. Secondly, there is only one access staircase which is effectively open. This design is a legacy of the building's vintage however it is a poor situation from the position of a fire risk assessment under current standards.

Layout and Scale.

FIRST FLOOR; drawing 103A refers.

The first floor is currently divided into public, and staff use, with a function room to the east end of the building, accessed via a flight of stairs leading to the ground floor trading area.

The remainder of the space is used for staff purposes, consisting of a kitchen, a bedroom and an office. The separate office and bedroom have been formed by blocking up a large opening, see photo #2 below. It is proposed to form a new stud partition wall within the existing bedroom to create an additional bedroom for a staff employee. This will be in acoustic stud partition.

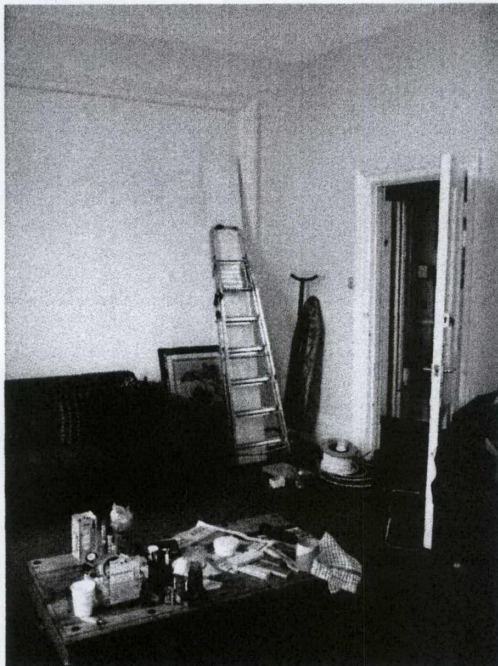


Photo #02 showing the location of the proposed acoustic stud wall. The existing blocked-up opening can be seen in the background with the ladder leaning against it.

A new door will be required to access the new separate bedroom, which will be in the stair corridor wall.



Photo #03 showing the proposed location of the new bedroom door in the area of the radiator and ladder.

The division of this space will allow creation of a room which is currently too large as a single staff bedroom. The wall will be sprung off a window mullion, a device which has been used previously in the same room above; see the second floor plan as existing drawing 005.

The areas created thus will be redecorated and refurbished, for occupation by staff. The function room will cease to be offered as a public space, but instead will be used by staff as a rest area during work breaks.

SECOND FLOOR; drawing 104A refers.

The second floor is also currently used for staff purposes, consisting of two apartments, each with a bedroom, lounge and sanitary facilities. Neither has any cooking facility the kitchen on the first floor being utilised, and the sanitary facilities are fragmented due to the existing foul drainage runs being located on the rear of the property.

It is proposed to rationalise these areas to create a self-contained living space for the site manager, and two separate bedrooms for two staff employees.

It is proposed to divide the existing large bathroom into a separate shower facility, and a kitchen with new stud walls. The new plumbing will be connected to the existing drainage positions.

The shower and kitchen areas will require separate fan ventilation under the building regulations. It is proposed to position these in a new opening in the wall at high level, close to the window.

The existing bedroom will be retained, however the existing bedroom door will be removed and the opening blocked up in stud partition. To retain the original impression of the door, the architraves will remain and a simple skirting used.

A new opening is proposed in the wall adjacent the hoist to form the new bedroom door. This will be offset from the existing fireplace, to preserve that feature. Finally, a new door and section of wall is proposed to act as the access door to the self-contained flat. This will be adjacent the existing hoist, but not fixed to it, in order to preserve the hoist's timber panelling.

The remaining rooms on the second floor will be used without alteration.

Decorations and electrical wiring checks are proposed to the first and second floors described above for safety and amenity of the staff during occupation.

Appearance.

The new partitions will be constructed of plasterboard on timber studwork, which will permit a lighter loading on the existing timber floor.

New walls will be fitted with timber skirting dado and a cornice to match the existing, according to the location they are set in.

Landscaping.

Nil.

Access.

Access to the first and second floors is by staircase only, no lift exists. There is no proposal to provide one, as a lift would entail significant alteration to the listed building. The situation will not be any worse following the proposed alterations than before. Any disabled member of staff would have to live off site.

Andrew Law
ADS Design
15th November 2010.