

“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 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 this property in order to improve the commercial viability and sustainability of the business.

In brief these are:

- Construction of a new prefabricated cold-room/freezer unit to the basement. This is to support a new menu for trade food to this site. This will be contained within wall current wall lines.
- Demolition of the modern public toilets on the ground floor, with decorations to convert the space into licensed trading area. It is anticipated that the increased space will permit a better menu offering, and hence improve sales.
- Construction of new public toilets and access stair within the basement.
- Minor adjustments to an external lobby to improve disabled access, to conform to the requirements of the Disability Discrimination Act 2005.
- Provision of air conditioning units mounted upon the walls to provide comfort to customers. These units will each require a compressor, proposed to be situated upon the rear flat roof.

These works will include small scale demolition of some partition walls, both original timber and modern concrete block, and formation of new partitions to create these spaces.

Layout and Scale.

Pre application advice was sought from Camden Council for this scheme, a copy of those comments is attached.

BASEMENT

It was felt that the basement alterations would not be contentious if much of the plan form could be retained.

The proposed demolition is to a modern concrete block wall, and to a timber panelled wall built off bricks. It is proposed to construct a new concrete wall here, this can be done on the same wall line. A new concrete plinth is required as a levelling base for the coldroom.

The existing open timber stairs are proposed to be demolished and rebuilt to ambulant disabled parameters, and enclosed within a fire resistant structure in accordance with the building regulations.

GROUND FLOOR

The removal of the modern wall and toilets will reinstate the room to its previous state. The new disabled toilet walls will be of plasterboard stud partition, and may be terminated at picture rail height to retain the character of the overall room.

New light fittings will be fixed, but these are to replace the existing fittings which already pierce the decorative ceiling. The hardwood screen and bar fittings will remain intact.

The existing bar fitting to the lower floor area, fronting Kentish Town Road is proposed to be removed. This is of modern construction and is not original to the building.

Appearance.

The new partitions will be constructed of plasterboard on timber studwork, which will permit a lighter loading on the existing timber floor. (Walls in the basement will be concrete block built off the existing solid 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.

Disabled access is currently poor. There are three access doors for the public in use none of which offer a level approach. Internally there is no disabled toilet, or lift access to the function room, or upper levels.

One door off Leighton Road is nearly level with the adjacent pavement, this door is inset. It would be possible to chamfer the level of the floor here to permit wheelchair transition off the pavement. The door into the trading area does not conform to the design set in the building regulations, as it lacks a 300mm leading edge to allow hand opening. It is therefore proposed to fit a power operated device to mechanically open the door by means of a button internally and externally.

A new disabled toilet is proposed internally, noted above.

Andrew Law
ADS Design
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