



A : 10 Perrins Court, London NW3 1QS
T : 0207 431 4500
E : studio@squarefeetarchitects.co.uk
W : www.squarefeetarchitects.co.uk

DESIGN AND ACCESS STATEMENT

Project: **Auden Place Nursery, 1 Auden Place, Manley St, NW1 8LT**
Date: **5th January 2010**



THE SITE

The existing building houses a nursery school catering for children from 6 months to 5 years old. It was built as part of the larger Auden Place housing development in the 1970's as its community centre and has subsequently been converted to its current use.

The existing building is two / three storeys tall clad in brown brick. There is a nursery space for the younger children on lower level, which has direct access to the small playground. The older children, two years plus, are on the first floor in a double height space.

On the second floor is a small staff room.



Currently the older children have to either go through the younger children's room to access the play area, or at times when this isn't possible, have an agreement with the residents of Auden Place to play in the communal courtyard, which has certain obvious problems.

The younger children in the upstairs room who still need a sleep in the middle of the day currently sleep in the main double height area, which is also not ideal for the older children who don't sleep.

THE DESIGN PROPOSAL

The proposal has two parts:

1. **New mezzanine to the first floor.** This will provide much needed additional space for the children and would become a sleeping deck and a 'sensory space'. It would be slightly less than half the floor area of the main room and accessed via the existing stair to the second floor. In order to connect to the new mezzanine an infill structure would be required between the existing building forms.
2. **A new roof garden.** This would provide better outside play space for the children. This would be located above the existing main room and would be accessed by a new stair above the existing stairwell in a new enclosure.

This enclosure forms a single element combining the access to the roof garden and the access to the mezzanine.

Through this there is an opportunity to enliven a slightly drab building, which is used by children, in the cladding of this enclosure. It is proposed to use double glazed panels with differing coloured back films applied to give a translucent multicoloured striped appearance.

The new playground would be simply laid on the existing roof and a fully glazed balustrade surrounds on all sides. This has been proposed to be 1500mm above the deck level, taller than building regulation minimums for safety reasons.

There might be concerns over noise affecting the other residents. Noise typically goes upwards and if the sides to the playground are solid (ie not in railings) then the vast majority of the noise would be deflected upwards. This technique is used successfully on elevated roadways

through residential areas. This could also be decorated with graphics of applied film of drawings made by the children.

This application follows a previous one approved on 23rd March 2009 reference 2008/5762/P for a very similar scheme. The changes are:-

- **Increased roof extension to allow for the existing lift shaft to be extended up, to reinstate a working lift, to provide full access throughout the building and to the new rooftop playspace area.**
- **Through further investigation and detailed design we have learnt that, as a single stair building, we require a sprinkler system to be installed. This requires a large tank. This is proposed to be semi submerged below the existing brick planter by the entrance.**

FLOOR AREA

An additional 35m2 of new floor area would be created.

ACCESS

There is a lift in the building which is part dismantled. Access to the new facilities on the second and roof levels would be no more accessible / inaccessible then the existing first floor.

REFUSE / RECYCLING STORAGE

The proposals do not affect this aspect of the existing building's methodology on this matter.

SUSTAINABILITY

The proposals will include to insulate the existing flat roof which appears to be uninsulated at the moment and which draws a lot of heat. It is also very hot in the summer, which will hopefully improved with better insulation. The new glassy enclosure will also be well insulated in its walls and roof.