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## **DESIGN AND ACCESS STATEMENT**

**Kings Cross Brunswick Neighbourhood Association  
(KCBNA)**

**Marchmont Community Centre**

**62 Marchmont Street**

**LONDON**

**WC1A 1AB**

**Version 02**

**June 2007**

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## Contents

## 1 Existing Building and Location

- Community Centre
- Existing Building
- Internal layout
- Lower Ground Floor
- Ground Floor
- Adjoining properties

## 2 Background to the project

- About the Applicant (KCB)
- KCB Services to local Community

### 3 Proposed Amendments to Planning Consent

## 4 Proposed Plans

- Elevations
- Internal alterations

## 5 Accessibility

## 6 Sustainability



Location Plan – 62 Marchmont Street indicated in red



### Existing Building and Location

The existing building is a mixed use property for which London Borough of Camden are landlords with long leasehold tenants for both the residential apartments above and for the community centre at Ground and Lower Ground Floor. The leaseholder for the planning application is King Cross Brunswick Neighbourhood Association (KCB) the Applicant for this submission. The building is situated at No 62 Marchmont Street

### The Community Centre

The community centre is at the heart of Camden's Kings Cross Brunswick neighbourhood being the home of the community association of that name. The centre provides a wide range of services to the local community.

King's Cross Brunswick Neighbourhood Association (KCB) was established in 1980, as the community's response to the needs of residents of King's Cross and Brunswick Wards. It is a registered charity run by a locally elected management committee. The KCB staff team consists of seventeen workers, of whom ten belongs to the youth team. KCB has two other centres in addition to the Marchmont Street centre.



### The Existing Building

The existing building has fallen into disrepair and needs to be refurbished and extended in order to meet growing community demand.

The alterations will also provide modern facilities that will be able to be accessed by a wider range of members of the community by the provision of a lift, new toilets, kitchen and meeting rooms. The circulation is very poor at present, as passing through the main room at ground level, which prevents secure and separate uses being provided simultaneously, can only access all services.



At the rear lower ground floor and unused yard with two storey-enclosing walls, is an area where a much needed extension of the centre is proposed in this application (and the existing consent).

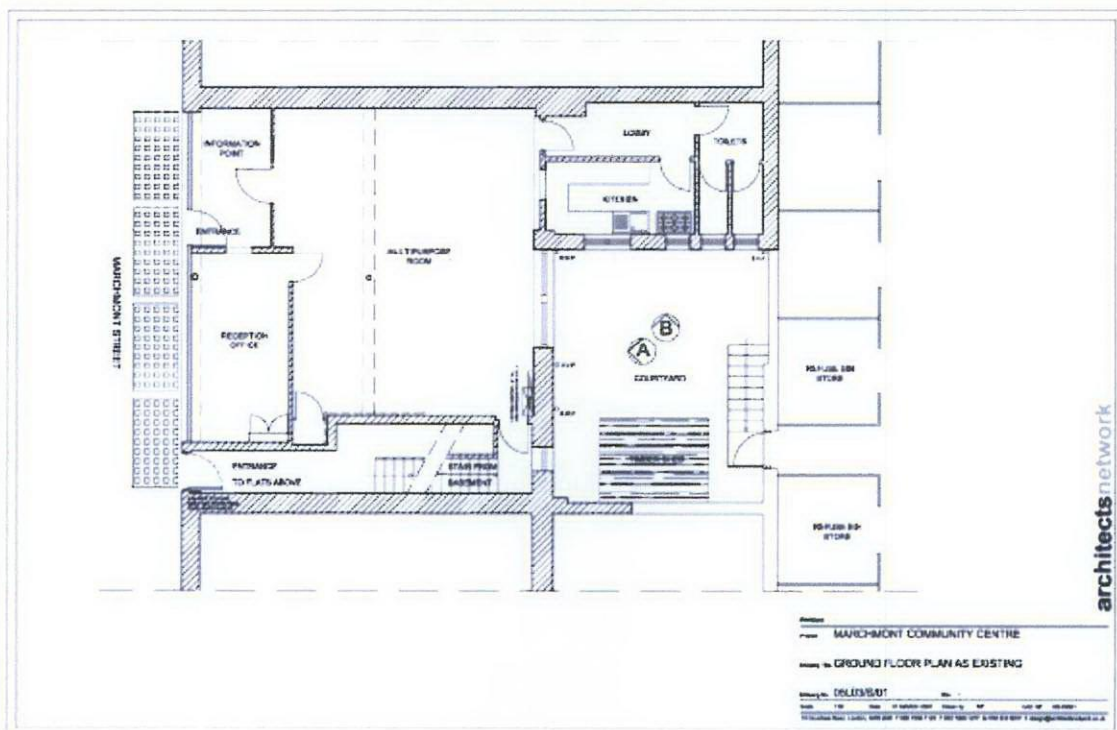


### Internal layout

The internal layout of the centre at present means that the lower ground floor can only be entered through the meeting hall disrupting activities there. It also means it is more difficult to undertake a programme of different activities going on when the ground floor is in use.

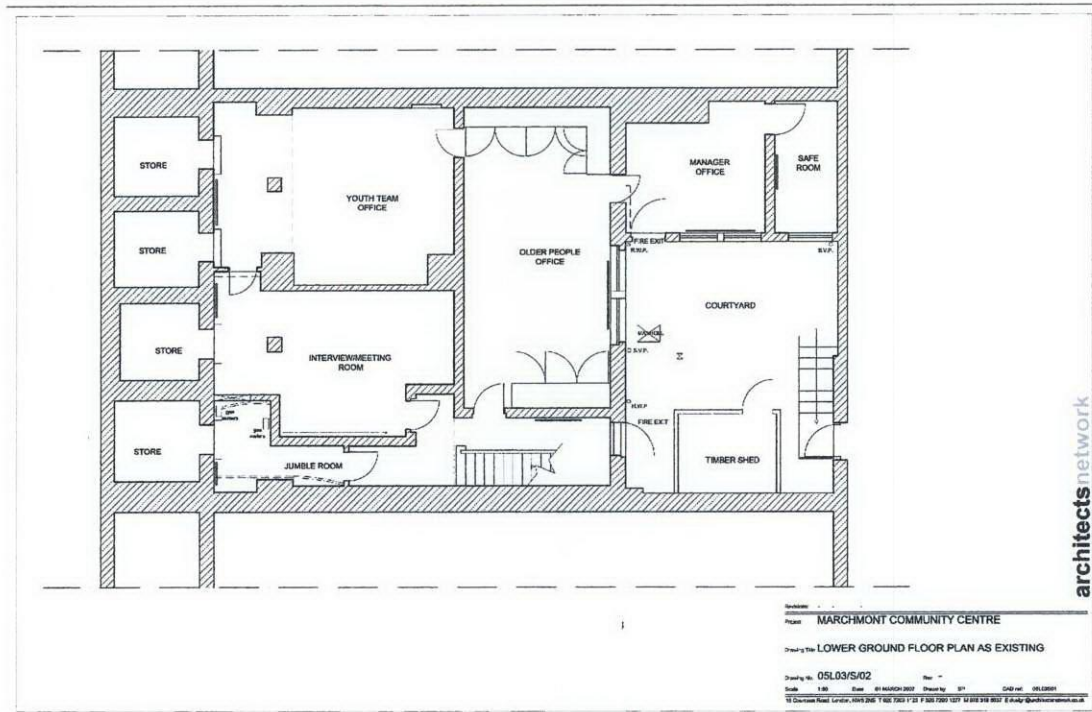
### The Lower Ground Floor

The building has to be accessed via the main activity room.



### The Lower Ground Floor

There are several small 'rooms within rooms' which reduce the opportunities for flexible use, or additional services being provided simultaneously, reducing the centre's capacity to provide services.



### Adjoining properties

The properties adjoining are a similar mixed use under the landlord's ownership (London Borough of Camden) with commercial leases at Ground and Lower Ground Floors and residential apartments above. The commercial properties and community centre have two storey rear back additions which are irregular in form.





## Background to the Project

Our client has been granted planning consent for the overall development including extension of the centre at the rear on two storeys and replacement of the shop-front onto Marchmont Street. Consent Ref: 2006/0560/P 22/2/06 which was a renewal of consent PSX0004877/R2 15/05/01.

Also, a new Planning Application showing minor amendments, including changes in the materials in the front elevation, has been approved on 25<sup>th</sup> May 2007, ref: 2007/1353/P

The applicant KCB is a strong supporter of regeneration in the area and in that guise has been keen to support the raising of standards of design and quality of installations of shop-fronts and other street architecture. Indeed the applicant's representative Mr Ricci De Freitas has been actively promoting the planning department's document "*Shop fronts design manual*", with London Borough of Camden planning officers and members.

As this design guidance promotes conservation in Marchmont Street the applicant has been keen to lead the commercial community there by acting as a good example and has revised their proposals for the community centre and instructed us to design a façade which is consistent with the above document. That desire is the main reason for the submission of this application.

This application is for an amendment to that planning consent to provide a simplified and more secure rear elevation and to provide a traditionally detailed shop front.

The client has worked extremely hard to secure funds for the project and is now in a position to commence works. The funder bodies for the project include Big Lottery and London Borough of Camden themselves.

### About Kings Cross Brunswick Neighbourhood Association (KCB)

Established in 1980, King's Cross-Brunswick Neighbourhood Association (KCB) is the community's response to the needs of the residents of the King's Cross and Brunswick area. Our aim is to improve the quality of life of local residents through the active involvement of people living in the King's Cross and Brunswick area of the London Borough of Camden. We aim to do this without making any distinction on the grounds of sex, sexual orientation and race, or of political, religious or other opinions.

KCB became a registered charity in 1990 and recently a company limited by guarantee. The organisation is run by a locally elected management committee who work with the local community to provide much needed services, and to support a wide range of projects through our staff team and community facilities.

### KCB Services to the Local Community

- **Three Community Centres** including a Healthy Living Centre.
- **Work with Older People** with over 20 activities offered each week.
- **Youth Work** including a diverse programme of sports, homework support, girls group, residencies and activities 7 days per week including a youth centre which is open 3 evenings per week.
- **Support to Bangladeshi and Somalian Community** health, education, employment, training and advice.
- **Support to Chinese Community** women's group, health and education projects and a children's club.

- **Community Safety Work** including co-ordination of the local Community Partnership.
- **Promoting Healthier Lifestyles** through our community gym, exercise and nutrition classes.
- **Community Festivals** including the King's Cross County Show at Corams Fields and the Bangladesh Mela.
- **Trips, outings and special events** including shopping trips, trips to the seaside, fruit picking, educational trips and trips to France to name just a few!

The centre serves one of the most diverse communities in the UK and needs the new facilities to reach an ever widening community as demonstrated by their out-reach work.

### **Proposed Amendments to the Planning Consent**

This proposal varies from the extant approval in the following areas:-

- All the external windows and doors to be painted timber to comply with condition no. 02 of the Approved Planning Application ref : 2007/1353/P
- Two new sun pipes, one in RG04 and the other one in RG07 to increase natural light.
- Internal layout amendments forming part of inclusive design (see access statement)
- Internal minor alterations to improve access for disabled and wheelchair users, e.g. Lower ground floor manager office layout
- New air conditioning condensers units and acoustic louvers enclosure on top of existing roof at rear. New painted timber louvers enclosure to reduce noise level from the proposed condensers units.
- New air vents on rear elevation from toilets and kitchen extractors required by the current Building Regulations
- New extract and supply louvers on the rear elevation for the mechanical ventilation required by the current Building Regulations
- New pre-cast external staircase to provide new fire escape from lower ground floor complying with the current Building Regulations, including re-building of a section of the existing rear brick wall
- Removal of one existing tree on the rear to avoid future structural damages of the new extension and at the same time improve security to the community centre



The proposed plans are based on the already approved proposals with the amendments as listed above



Existing Pavement-lights to be replaced as agreed with London Borough of Camden Housing Survey.



05L03/3.15



### Proposed Materials and Finishes

The proposed materials and details to match the existing building's 'historic' street elevation envelope on Marchmont Street and a contemporary design to rear which maximises opportunities for improved daylight to the centre therefore:

- New joinery to window and shop front will be in painted timber
- The windows to the rear are to be painted timber frames in brick openings edged with red brick frame to match existing
- Rear extension walls to be fair faced brickwork to match existing;
- The extension roof is to be asphalt with lead flashings
- The rear boundary fences are to be as existing painted brickwork
- All rain-water goods are to be black PVC to match the existing with the hoppers

### Elevations

The overall design approach to the elevations has been to retain, as much as possible, the character of the historic shop fronts on Marchmont Street. This is evident in the choice of detailing which will be consistent with the "*Shop fronts design manual*". The existing door to the residential entrance on Marchmont Street will be replaced with a purpose made painted timber door to match the historic pattern of elevation AT No 60 Marchmont Street (See drawings)



### Internal alterations

As can be seen on the proposed plans (page 6/7) these have been designed to create a new lobby and reception with circulation to allow simultaneous access to different parts of the centre. The new internal partitions will be non load bearing and will be detailed to avoid any damage to the existing external wall envelope. However, an opening is proposed in the existing rear wall between the new extension and the existing Ground Floor hall as the previous consent. The minor alterations in this application internally we do not believe require planning consent except that we bring these to your attention as part of the accessibility of the centre being part of the applicant's agenda for inclusive design.

### Repairs

The repairs to the front façade when making good will be in 'like for like' construction to match adjoining existing appearance and materials. This will include minor repairs to brick piers, replacement of pavement lights. Repairs to under pavement vaults etc.



We have consulted the landlord London Borough of Camden Housing Department who has agreed to these works under the terms of the lease. Details will be subject to their officer's approval.

The door to the residential properties will be inset slightly to the original position the depth of one brick (225mm) this being the historic detail. Existing damage to the glazed bricks will be restored.



### Accessibility

The client has undertaken an access audit of the existing premises (Report by Vetra Consulting dated Summer 2003). The recommendations of that report form the basis for access works as part of the current proposals.

The main access into the property is to be altered to overcome a 60mm difference between street level and existing internal design level. The detail will be to retain a tapering threshold no greater than 30mm plus an internal ramped floor. The details will be subject to on site physical investigations to determine the internal floor structure which are in hand.



Internally the new reception and circulation have been designed to implement the client's inclusive design agenda to achieve the greatest possible range of members of the community. Wheel chair access will include a purpose made lift between Ground and Lower Ground Floors. Circulation has been designed to meet wheelchair requirements. Due to the physical constraints of the building the access to the car will allow for forward entry and reverse egress from the car with 1500mm turning area to the in the lift lobbies. Reception counter will be designed with a drop height area for wheel-chair users.

There is a new provision of toilets including a disabled self-contained WC.

Facilities for the hard of hearing will be provided in the building as an audibility loop system. Signage will be designed to meet the needs of partially sighted members of the public and staff.

As an aid to ambulant motorised wheelchair users a parking zone will be provided on the replacement pavement lights and a method of securing the vehicles from left is proposed.

Due to the constraints of the building not all spaces will be compliant for wheel-chairs however the client has been able, by careful planning to ensure that all centre activities and some workstations will be specifically designed to include wheelchair access either by access to the space or by management planning to ensure all services can be accessed if not all spaces are fully compliant.

## Sustainability

All the new extension works are to comply with current building regulations and a Full Plans application will be submitted to London Borough of Camden for approval.

- Sun-pipe roof-lights and both front and rear glazing to optimise the available daylight
- Low energy lighting fittings and lamps
- Upgrade insulation to new extension and adjoining areas to comply with current Part L Building Regulations
- Thermostatic valve controls to heated radiators
- Low emission glazing
- Heat recovery system
- Lighting management controls (room sensor switches)
- KCB will follow a waste management regime to maximise recycling
- A traditional shop blind externally will reduce heat gain load on sunny days
- New kitchen appliances will be A Rated.

The lettings policy adopted for the new spaces by KCB will ensure greater simultaneous use of the building for their activities and for community groups to run their own events. This entails of more efficient use of the building per activity.