

**DESIGN AND ACCESS STATEMENT SUPPORTING PLANNING and LISTED BUILDING  
APPLICATION FOR:**

**13112 “The Assembly House”  
292-294 Kentish Town Road  
London NW5 2TG.**

**SITE ASSESSMENT**



Photograph of The Assembly House looking east from Kentish Town Road.

**INTENT**

Greene King seeks to optimise the potential contribution this public house can offer to the locality and proposes to revitalise the underused ancillary space at first, second and third floor levels by using this space as guest accommodation, providing seven bedrooms. The use of the underused ancillary space as guest accommodation improves the functionality and safeguards the viability of the public house as a community use within this area.

The application proposes a rear extension from the first to third floors within a recess to accommodate a lift shaft together with the rerouting of the kitchen ducts and extension of the existing window openings at second and third floor levels to form a new fire escape access to facilitate internal alterations in conjunction with the use of the upper floors as guest accommodation (Use Class A4).

## **DESIGN**

### **EXISTING PROPERTY**

The property is located on the junction (corner) of Kentish Town Road and Leighton Road within the London Borough of Camden. It is a four storey property (and basement) consisting of a Use Class A4 licensed public house on the ground floor, with the cellar and trade kitchen in the basement. There is ancillary staff accommodation on the first, second, and third floors.

### **DESIGN PROCESS**

It is noted that this site has been subject to previous applications, as outlined in the heritage statement.

The design was led by a desire to retain the value of the key appearance of building from the principal south and west elevations, and maintain reference to existing room divisions where possible, and in some rooms, to remove previous modern structures, which were deemed to be harmful to the original character.

The location of the guest bedrooms on the upper floors was led by the explicit requirement to retain the current licensed retail space on the ground floor and the cellar and kitchen in the basement. It was deemed unnecessary to try to relocate these because the substantial supporting infrastructure for these functions is already in place in these locations.

Proposed guest bedrooms are located at first, second and third floor levels, off the existing stair access. There was also the benefit of natural daylight and views from these upper floors for the guest bedrooms. These rooms will be formed by modern plasterboard and insulation in order to meet acoustic performances for the comfort of guests. However, the alterations have been kept to a minimum.

A small passenger lift to accommodate guests with heavy luggage and an external fire escape which is required under the building regulations and other legislation is proposed on the rear north elevation. This will require an alteration to the existing kitchen ducting.

An existing meeting/function room on the first floor was deemed to warrant retention, and this has been retained.

The guest bedrooms are to be served by air conditioning and this equipment will require remote compressor units.

## **AMOUNT**

The quantity of rooms was determined by the desire to provide sufficient space within each for a comfortable bed and en-suite shower room. Double beds were preferred, though single beds were an accepted choice where the room space was simply insufficient to accommodate a larger bed.

## **LAYOUT**

The position of the rooms was dictated by the existing room, stair and corridor layout and the need for preservation of these elements in view of the building's listing. The fire escape and lift were located on the northern elevation as this elevation has the least value and is also most convenient to the existing corridor location. Two new compressors will be mounted on the single-storey flat roof and the existing compressors in this location will be relocated on the roof to make way for the proposed fire escape.

## **SCALE**

The scale responds directly to the existing building floor levels. The lift roof is proposed as a flat roof and will terminate well below the level of the building's main pitched roof, near to its eaves. The proposed escape stair will also be below the eaves and will terminate at ground floor roof level. The compressors will be of a size sufficient for the function of the A/C units.

## **APPEARANCE**

The lift extension is proposed as lightweight panels on a framework, the purpose being to minimise the bulk of construction. Alongside the kitchen extract duct, the alterations are not deemed to be obtrusive, nor will they have an impact on the surrounding area or the Conservation Area. The fire escape stair will be of steel, painted black. The compressors will be powder coated steel, as existing.

## **LANDSCAPING**

Nil

## **ACCESS**

Existing street access is unaffected by the proposal. To access the upper floors a small passenger lift is proposed from the first floor to the third floor.

As the number of proposed guest bedrooms is modest and below the threshold of ten, a Universal Accessible room has not been included.

A dedicated night entrance arrangement will be provided allowing guests to access the bedrooms when the pub operation is closed, from Leighton Road. Guest check in will be via

the pub bar counter.

**ADS**

**2014-05-14.**