



1328_58-60 HAMPSTEAD ROAD
DESIGN AND ACCESS STATEMENT
17/07/2015

mæ

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EXISTING SITE

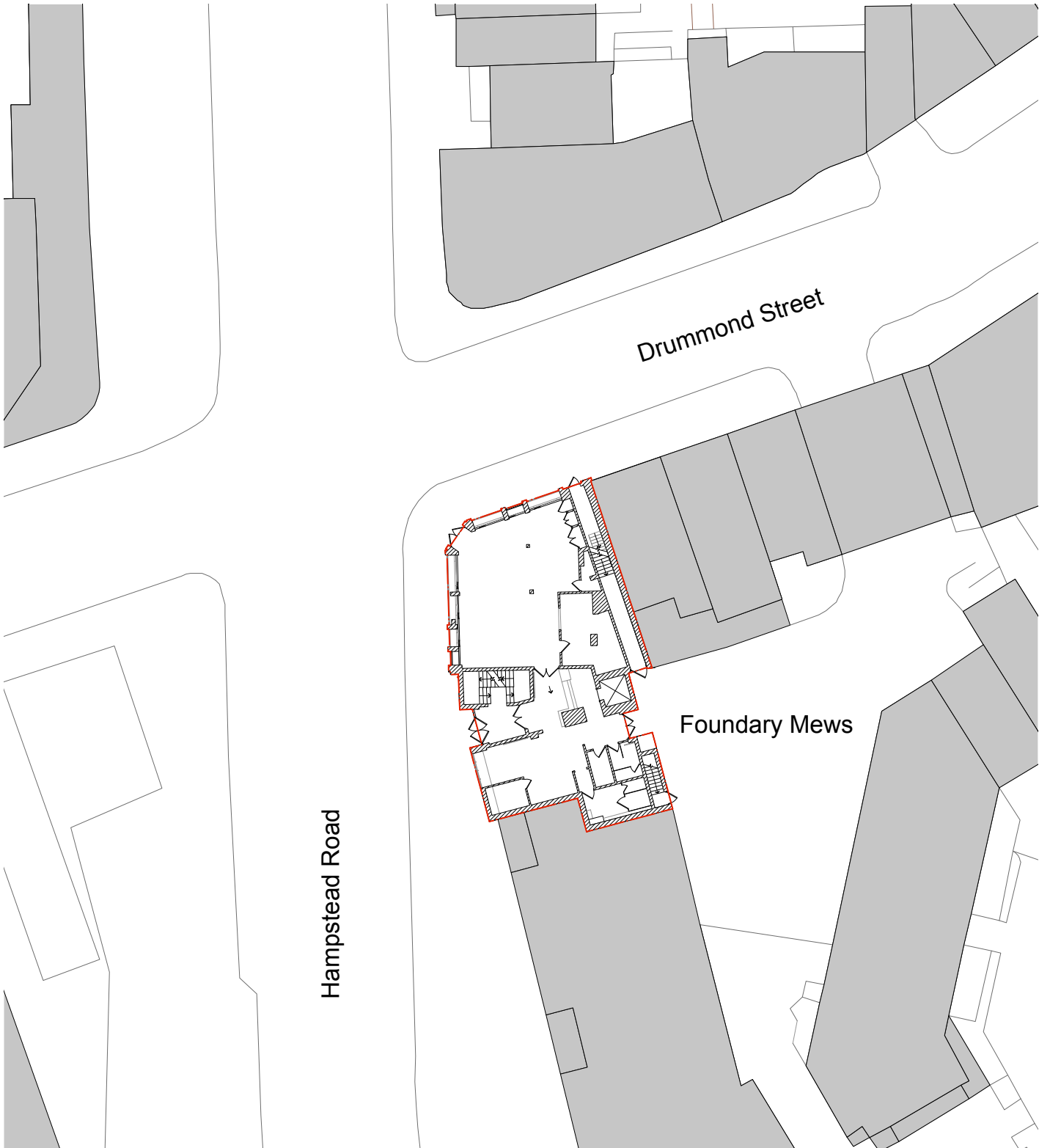
The Camden People's Theatre is an existing building on the Corner of Drummond Street and Hampstead Road. It comprises a Victorian corner building and a portion of the adjacent 1960's building, as highlighted on the photograph below. It has a functioning theatre at the ground floor and currently has live-in guardians living in the 1st-3rd storeys above, the upper storeys of the building were formerly used as a martial arts college. The proposals involve converting and renovating the upper floors to flats, and minor alterations to the ground floor. The existing plans and current proposals for this scheme are shown on the following pages.



Existing condition of the Camden People's Theatre and No.40-60 Hampstead Road residential block



Existing view of the Camden People's Theatre Site from the junction between Hampstead Road and Drummond Street.



Camden People's Theatre Site plan

EXISTING PLANS

The existing plans are shown to the right, with the key constraints highlighted. The theatres sits partly within the historic corner building, and the newer 1960's block at No.40-60 Hampstead Road. The resulting plan therefore results in a few oddities. The existing entrance is shared between both the theatre and the residents above, which would be unsatisfactory for any new proposal, and gives the theatres a compromised entrance condition that lacks street presence, and makes unauthorised access down to the basement level difficult to prevent.

The building has two stairs at upper level, one belonging to the historic building and one to the newer building, which means there is an excess of circulation space.

The building faces onto the busy corner of Hampstead Road and Drummond Street. The area to the rear is unkept and dirty, and is prone to anti social behaviour and rough sleeping, with bins and rubbish scattered in this area.



Upper floor flat - occupied by guardians currently



Theatre space at ground floor



Theatre bar at ground floor

Unused entrance onto Drummond Street, leading up to first floor

Active and busy corner of Hampstead Road and Drummond Street

Route down to basement is unsupervised, and unauthorised access is likely

Theatre and residents sharing one entrance, is an unsatisfactory arrangement

Ground floor plan

2 sets of stairs, meaning that circulation is confused, and floor plan is inefficient

Existing, blocked up and unused access from adjoining block

Third floor plan - typical of 1st and 2nd floors

PROPOSED PLANS

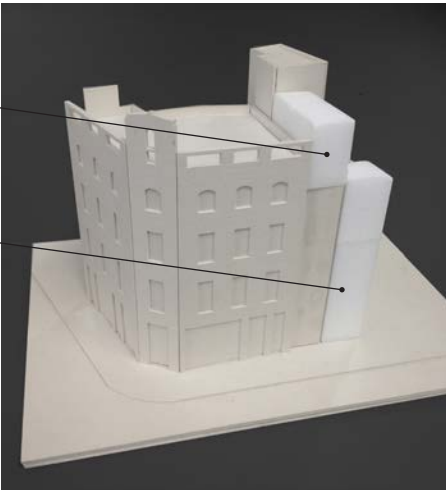
The proposal to the theatre aims to separate and clarify the residential and theatre entrances. The residential entrance has been moved to the north, onto Drummond Street, the theatre entrance can be simplified in it's existing position on the west of the building.

The residential entrance to the north then leads up to the first floor level via a set of stairs, where the access route transfers across to the existing southern stair, from where the 2nd and third floors are accessed.

The theatre entrance is simplified, and the residential stair is removed from ground to first floor level, meaning more space in the entrance foyer area, and a clearer, better monitored route down to the basement level. The secondary set of doors can also be removed, meaning better circulation space within the theatre.

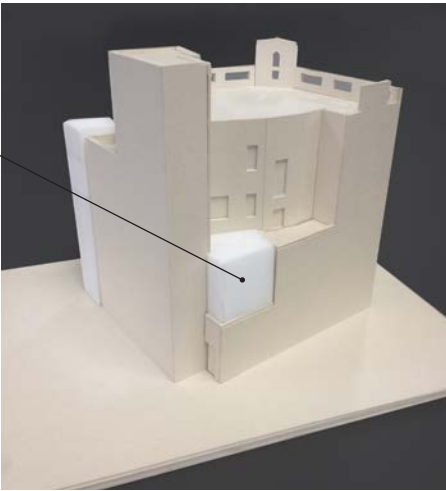
New stair to roof as 'fly tower' element

Works to entrance and glazing



Model photo of front of building

New addition at rear to allow access and circulation at first floor



Model photo of rear of building

Residential entrance moved to Drummond Street

Residential stair removed at ground - 1st, and theatre entrance clarified

Ground floor plan

Upper floors planned as flats

Stair to north removed at upper floors

Corridor to transfer across from one stair to the other at first floor level

New stair up to roof level

First floor plan

Second/Third floor plan

PRECEDENTS AND MATERIALS

Mæ Architects have tested a number of options for the material approach to the CPT overbuild, with the intention of using a limited material language, and small additions to articulate the new building volumes and changes to the building.

Precedents:
Right - Lift up house project by Mæ architects, using reglit glass channels to provide a translucent facade.

Near Right - The Photographers Gallery by O'Donnell and Tuomey, provides new signage for the gallery below as part of the roof top intervention

Below Right - The Young Vic by Haworth Tomkins, uses an expanded aluminium screen, with a yellow painted wall behind, which is reminiscent of a stage curtain, and is lit up at night to announce the presence of the theatre behind.

Materials
Near bottom right - framed glazing and textured metalwork, Atelier O-S school building.

Far Bottom right - A folded metal sheet forming the facade panel to this commercial building by Kuehn Malvezzi



Overbuild by O'donnell and Tuomey at the photographers gallery, London



Lift up house overbuild by Mæ



Existing elevation



Perforated metal cladding used on Haworth Tompkins young vic conversion.



Framed Glazing and textured panels



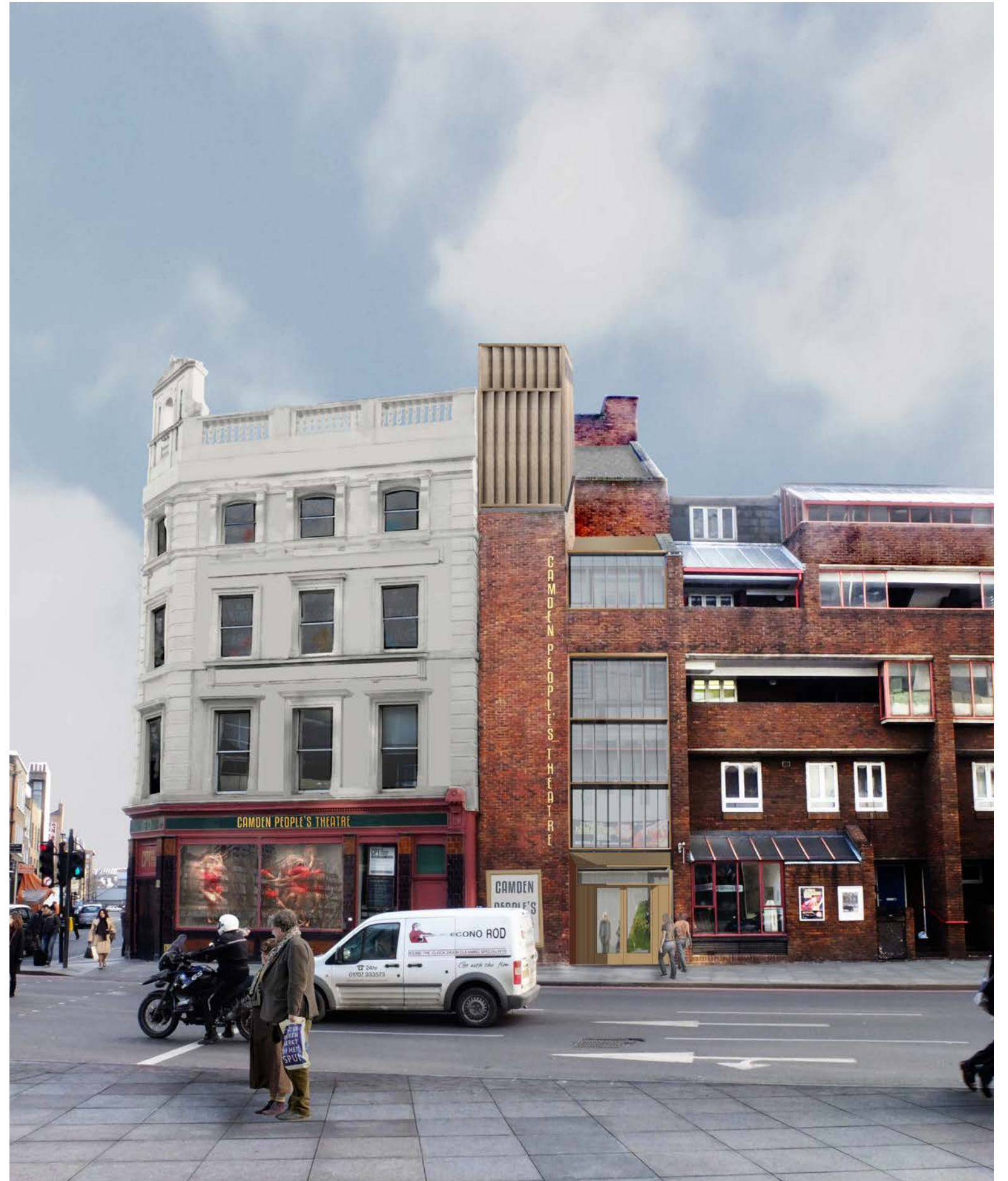
Folded metal sheet

BUILDING PROPOSAL

The primary exterior change to the building is a new stair extension on the west elevation of the building, this is expressed as a fly tower, positioned above the improved entrance, providing a way finder to the entrance, which currently lacks definition.

This fly tower is expressed with profiled metal sheets giving depth and texture to this element, which will contrast with the surrounding brick and render. The metal sheets will have gaps between them, which will allow light to spill out from the stair core, and to highlight the new addition.

It is proposed that improvements will also be made to the theatre entrance doors and the glazing above. New signage will be added to this elevation to signify the improved entrance.



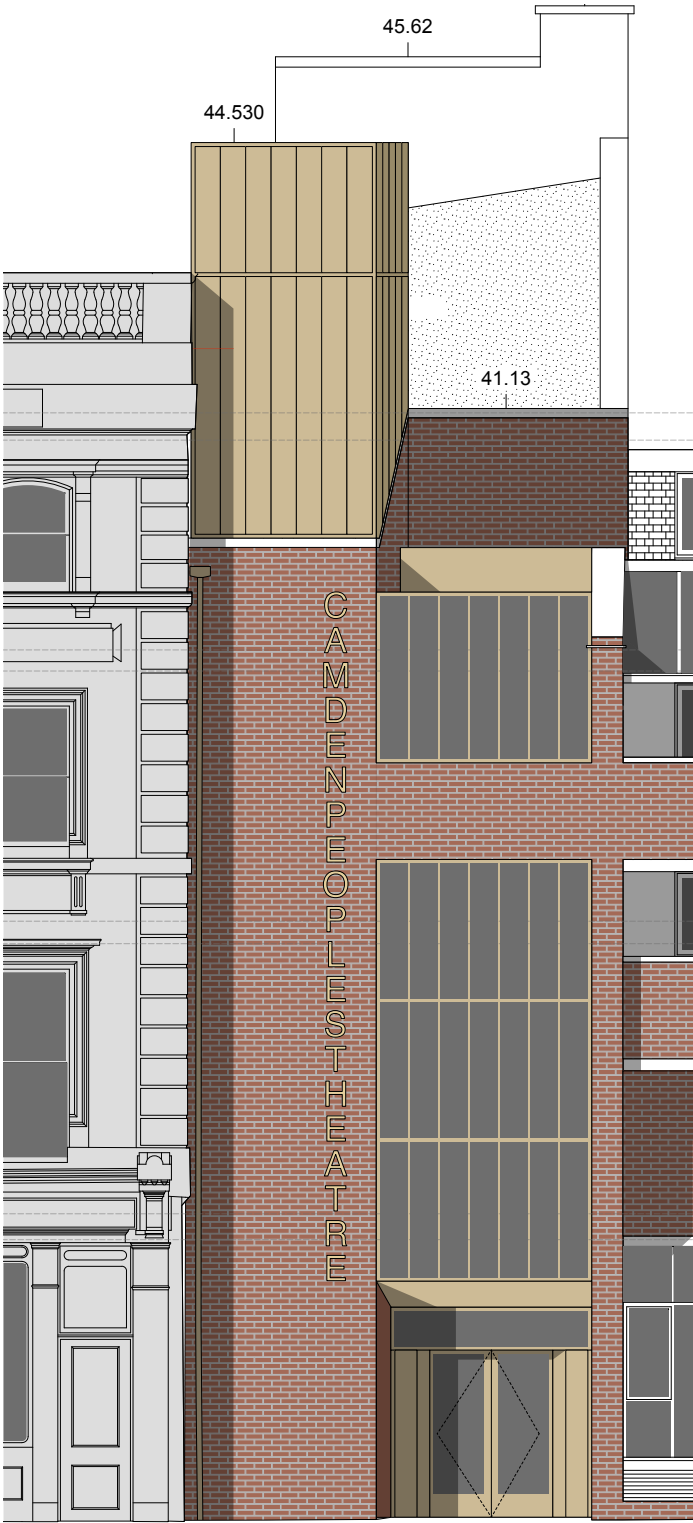
Street View from Hampstead road showing west elevation ,and proposed interventions

BAY ELEVATION

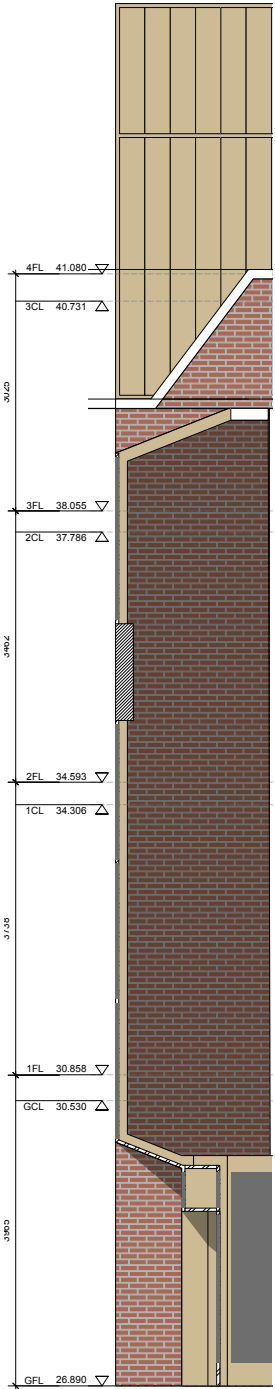
Care has been taken to design the new stair extension as a primary visual element and way finder for the improved entrance area, as discussed on the previous page.

The front elevation of this will be expressed as fins, to provide a deep textured material texture, with light spilling out in the evening. The side elevation is relatively smooth, comprised of flat panels, matching the material of the front elevation, and arranged in panels with seams set out on the same module as the glazing and front elevation.

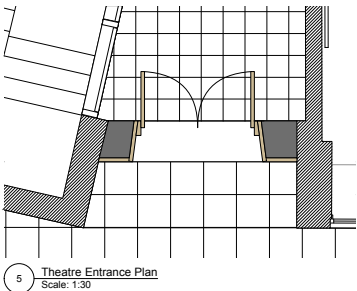
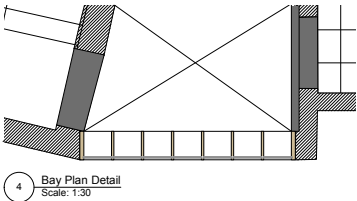
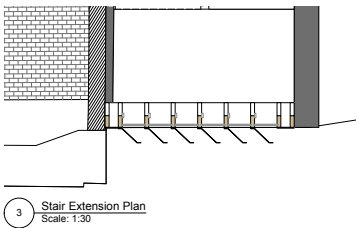
The 1st floor addition at the rear will match the flat panel language to the side of the fly tower.



Front (west) elevation showing new glazing, entrance door and new stair addition.



Section showing south elevation of stair addition/ fly tower

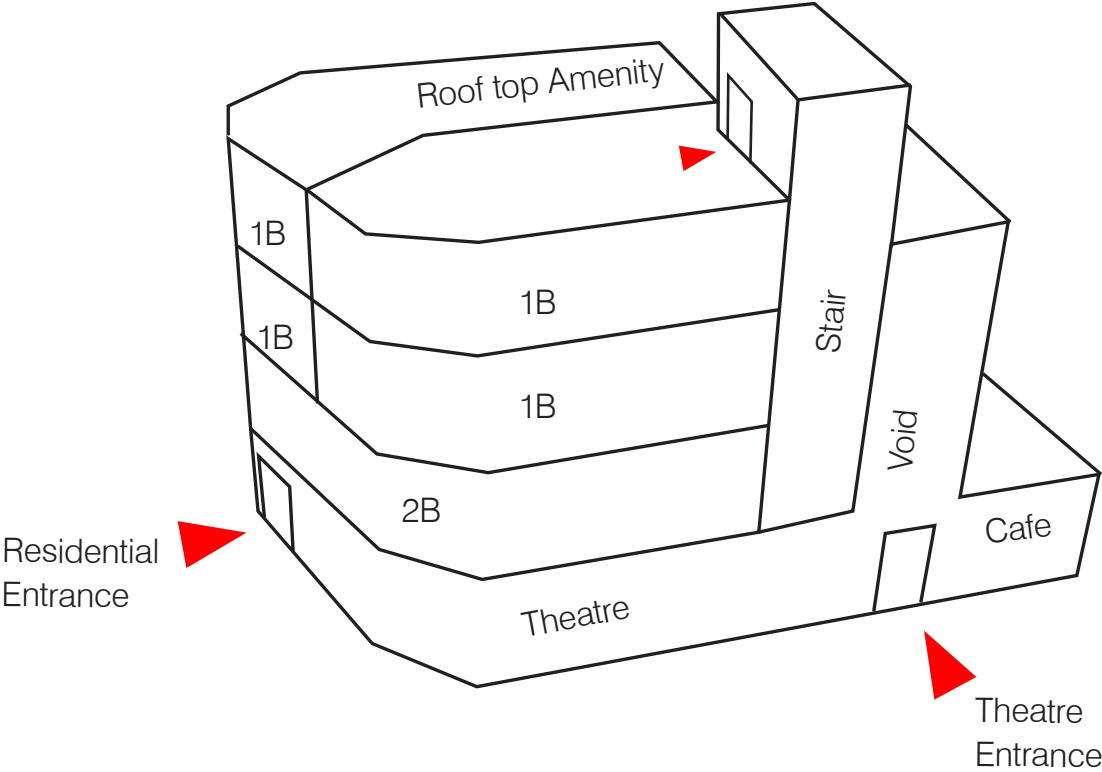


Section showing south elevation of stair addition/ fly tower

CPT - DETAILED UNIT SCHEDULE

DWELLING REFERENCE	LHDG AREA	TOTAL RESIDENTIAL NIA-Flat	DWELLING TYPE	HABITABLE ROOMS
Plot-Level-Unit	sq.m	sq.m	xBxP	
GROUND FLOOR				
FIRST FLOOR				
S5-01-01	70	79	2B4P	3
SECOND FLOOR				
S5-02-01	50	48	1B2P	2
S5-02-02	50	46	1B1P	2
THIRD FLOOR				
S5-03-01	50	48	1B2P	2
S5-03-02	50	46	1B1P	2

UNIT SUMMARY	
1B1P/2P	4
2B4P	1
TOTAL	5



STATUTORY COMPLIANCY

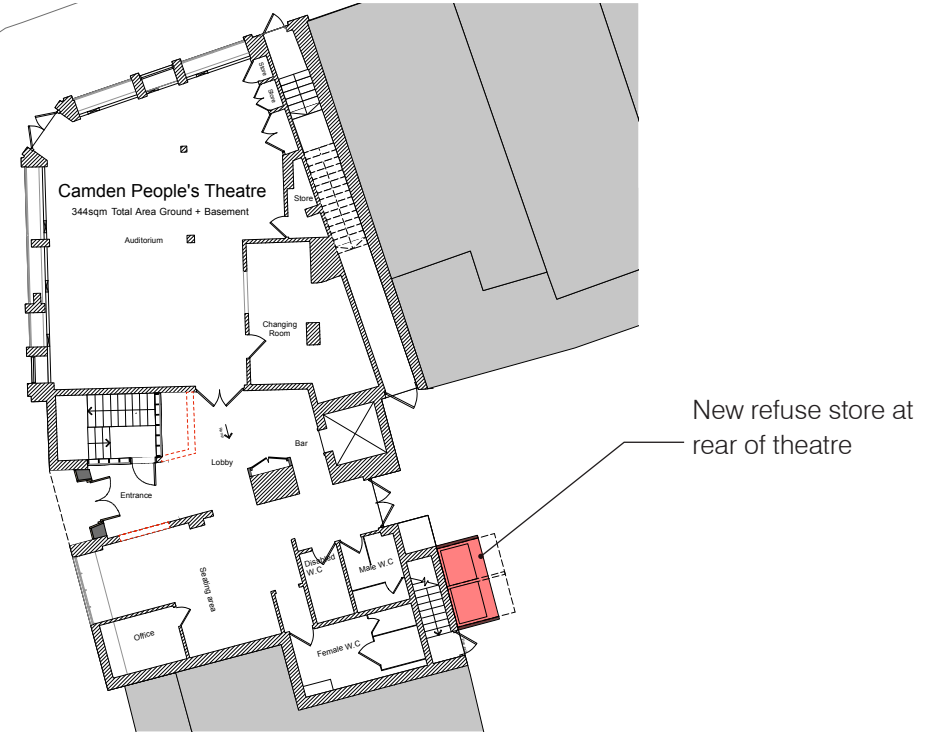
During the design process every effort has been made to come as close as possible to complying with the relevant statutory documents, however due to the constraints of working with an existing building, this has not always been strictly possible.

London Housing Design Guide
While flat plans have been designed to come as close as possible to the LHDG areas and standards, due to the space restrictions implied by the overall building footprint, it has not been possible to meet these. Communal amenity space has been provided at roof level. rather than flat by flat. A number of dimensions fall short of LHDG standards, for example the communal corridor at 2nd and 3rd floor is 1.1m wide rather than 1.2m.

Lifetime homes
Due to the location of the lift shaft, behind the bar within the theatre, it is not possible to provide lift access to the upper floors, wherever possible we have sought to comply with the other design stipulations.

Bike storage
It is not possible to provide designated bike storage within the scheme for the new residents, due to the limited space at ground floor.

Bin Storage
A new communal binstore will be provided at the rear of the theatre, in the currently messy courtyard space, and it is envisaged that this will be used jointly by the theatre and the residents, and has room for two 1280l eurobins.



CAMDEN PEOPLE'S THEATRE - DESIGN AND ACCESS STATEMENT

Fire strategy
The LBC building control department was consulted during the design process, additionally a specialist fire consultant was also consulted, and the strategy below was developed with their advice in mind.

The change in the circulation configuration to the building means that the fire escape route must transfer at 1st storey level. The fire escape route should be kept sterile, and as such a smoke lobby is required between the escape route and the apartment entrance, and this should be naturally ventilated.



