

# FISH ASSOCIATES

architects & designers

## DESIGN & ACCESS STATEMENT

The Constitution Public House  
42 St Pancras Way  
Camden, LONDON  
NW1 0QT

216 St Georges Road  
Bolton, Greater Manchester  
BL1 2PH  
Tel: 01204 532244  
Fax: 01204 532288

[steve.fish@fish-associates.co.uk](mailto:steve.fish@fish-associates.co.uk)  
[www.fish-associates.co.uk](http://www.fish-associates.co.uk)

## **Contents**

- 1.0 Introduction
- 2.0 Scope
- 3.0 Site Context
- 4.0 Local Planning Policy
- 5.0 Planning Consultation
- 6.0 Design Principles and Proposals
- 7.0 Access Statement and Car Parking Provision
- 8.0 Waste Management, Refuse and Recycling Statement
- 9.0 Floor Risk Assessment
- 10.0 Planning Statement
- 11.0 Summary of Application
- 12.0 Conclusion

## DESIGN & ACCESS STATEMENT

### 1.0 INTRODUCTION

1.1 This Design & Access Statement has been developed in support of a full Planning Application for a replacement single storey rear extension with improved toilet facilities and new BBQ area, and replacement canopy over the beer garden. The applicant is 'Pubs of Distinction' whose focus is to provide a quality craft beer, food and service offering set within a traditional pub setting but with a modern twist. 'POD' have successfully created such environments at the Deane Swift, the Old Red Cow and the Hack and Hop – all within the City of London. The proposals aim to address:

1.1.1 Adaptations to improve the existing public house facilities which are currently inadequate for trading and :

1.1.2 Secure the Constitution as a viable trading operation and its future within the Camden community.

1.1.3 This is an important building which requires adaptations to improve the licensed drinking area and give it a new lease of life to enable it to meet the needs of a challenging and changing environment. Improved organisation of the beer garden with a dedicated BBQ area and replacement canopy to the covered area if the beer garden will enhance the external drinking areas.

1.1.4 Improved disabled facilities to the premises – which currently cannot cater for any disabled persons.

1.2 This Statement sets out the design principles to be adopted in the scheme together with an assessment of the site in its local context.

1.3 This Design & Access Statement forms part of a set of documents which support the full planning application and includes a Heritage Statement (enclosed) and architect's existing and proposed drawings.

1.4 This application seeks to promote a scheme that satisfies current national and local planning policies and Design Best Practice guidance.

### 2.0 SCOPE

2.1 This Design & Access Statement has been prepared in accordance with the CABI Guide "Design & Access Statements – How to Write, Read and Use Them", and Circular 01/06 "Guidance on Changes to the Development Control System". In addition, it is in

accordance with the guidance prepared by the local planning authority and responds to the recommended templates put forward in these documents.

- 2.2 In doing so, it explains and justifies the design and access proposals. It also demonstrates that an integrated approach to the extension of the existing buildings and site has been taken and that the design and access issues have been carefully considered.
- 2.3 This document should be read in conjunction with all other documents that form the planning application.

### 3.0 SITE CONTEXT

This section looks at the site and its context within the surrounding development and the local area. It aims to identify local characteristics, both in terms of construction styles and layout, that may influence the proposed layout and building style.

#### 3.1 Context.

- 3.1.1 The Constitution fronts St Pancras Way and is situated on the north (east) side of the Regents Canal by the Grays Inn Bridge. The canal tow path skirts the southern wall of the public house.
- 3.1.2 The Constitution is currently a public house with a very limited food offering. To the south/east of the public house is a raised patio garden at road level behind a tall brick retaining wall that backs onto the canal tow path. The building is roughly square in plan, three storeys in height at road level with a fourth level at basement.
- 3.1.3 The Constitution was built in 1860 and although not listed, does lie with the Regents Canal Conservation Area.
- 3.1.4 To the rear of the premises there has been a C20th addition to the premises, to create a small toilet extension.
- 3.1.5 There are tall brick garden boundary walls 3 – 4m high to the north and east boundary elevations which form boundaries to the surrounding residential properties.
- 3.1.6 The site does not lie within a flood zone as identified in the EA flood maps.
- 3.1.7 The site lies within the Regents Canal Conservation Area.

#### 3.2 Character Summary

The following is a summary of the important style features and content that will influence the new proposals:

3.2.1 The building is roughly square in plan and four storeys in height (from the canal tow path). It is of simple neo-classical design with brick walls, stucco detailing with a heavy classical corbelled pediment and curved north western corner which incorporates the main entrance off St Pancras Way. To the rear of the premises is a C20th toilet block extension and adhoc collection of timber canopies to an existing beer garden and BBQ area.

#### 4.0 LOCAL PLANNING POLICY

4.1 National Planning Policy Framework 2012 - "Conserving Significance - A Guiding Principle" Section 12 – Conserving and Enhancing the Historic Environment : *Putting Heritage Assets to Viable Uses and the social, cultural and economic benefits thereof.*

The Regents Canal Conservation Area Statement lists the Constitution Public House, Grays Inn Bridge, 42 St Pancras Way under "*Buildings Which Make a Positive Contribution to the Historic Environment*",

The Proposals are intended to enhance the commercial viability of the Constitution Public House and the "Regents Canal Conservation Area Statement" states that :

*"The Constitution positively contributes to the Conservation Area, although more could be made of its link to the canal towpath"* – and the proposals include an outside seating area overlooking the canal towpath, thus making more of the link referred to in the RCCA Statement. The proposed extension for the toilet area is on the opposite side of the building from the tow path and will not therefore impact on this notable area.

The Statement also says that *"The Constitution is named as a positive feature of the historic build environment but is not itself a designated asset"* therefore internal alterations are not related to development control.

The "Draft Camden Local Plan 2015" states that :

*"Well managed Public Houses are valuable community assets;"*

*"They provide a meeting place where social networks are strengthened and extended and contribute significantly to local life;"*

*"The Heritage features of Public Houses (eg fronts and brickwork) are highly valued and should be protected;"*

*"The Council should do more to resist the loss of local Public Houses;"* - and goes on to state that the National Planning Policy now provides more support for Public Houses, and therefore Camden Council will *"Consider a Public House's value to the local community when assessing planning applications"* and they will *"seek to protect facilities (such as outdoor and meeting space) that support the viable operation of the Public House"*.

The RCCA Statement Development Guidelines note that “*Appropriate design for the Conservation Area should complement the appearance, character and setting of the existing building, the canal and the environment as a whole*”.

The current proposals satisfy these guidelines as they conserve the architectural qualities of the existing 3 storey building, and restrict changes to the patio area, thus enhancing the link to the canal and the towpath.

#### 4.2 Relevant Planning History

8401789	Demolition of existing garage at rear of The Constitution and formation of new beer garden Refused 21.01.85
8470292	Demolition of existing garage at rear of The Constitution Deferred indefinitely 08.05.03
8701402	Erection of conservatory extension within beer garden Approved 18.02.88
9100726	Retention of satellite antenna dish on the flat roof of existing single storey extension Approved with Conditions 15.08.91

#### 5.0 PLANNING CONSULTATION

5.1 Due to the relative minor nature of the works, there has been no planning consultation prior to planning submission

#### 6.0 DESIGN PRINCIPLES AND PROPOSALS

6.1 This application seeks planning consent to :

- 6.1.1 Demolish the existing rear single storey extension and replace with development more appropriate to the main structure and provide new toilets and disabled wc to meet current DDA standards.
- 6.1.2 Alter the existing public house within the existing building footprint including a 1<sup>st</sup> floor licensed drinking area accessed by a new stair fully compliant with ambulant access requirements.
- 6.1.3 Provide a new kitchen to the second floor with extract ventilation through the roof behind the parapet roof.
- 6.1.4 Provide a new bespoke BBQ area, and organisation of bin store.
- 6.1.5 Replace the existing beer garden canopy with a new more substantial canopy.

6.2 The objective of this proposal is to alter the existing public house to enhance the commercial viability by improved internal and external licensed drinking areas, dedicated kitchen and improved toilets and inclusion of facilities and access for disabled people. The internal layout has been changed to integrate new bars with a dedicated quality food offering and to improve the ambiance while retaining the strong and appealing character of the existing Victorian building. This would result in a much improved experience for customers and maximise the viability of the business.

### 6.3 **The Existing Arrangement**

Currently the restaurant has no dedicated disabled access or DDA compliant WC, has poor access to the existing upper floor areas and is blighted by inappropriate and haphazard internal alterations built in the latter half of the C20<sup>th</sup>, including an external toilet block.

The internal layout of the public house is particularly inefficient. The bar area in particular is remotely sited from the drinking areas restricting the primary use as a service bar and limiting the ability of staff working behind the bar to observe the drinking area.

The existing stairs to both the basement and first floor, which it is proposed to remove, are very steep and appear to date from the latter half of the C20<sup>th</sup>, and do not conform to current building regulations. Removal of these staircases will enable the ground floor plan to be opened up.

The rear beer garden is a disorganised collection of spaces – bins, BBQ and storage along the licensed drinking area. It is proposed to provide a new purpose-built BBQ area alongside the new toilets and re-roof the existing canopy

### 6.4 **The Proposal**

The proposal is to increase the number of dining covers whilst creating an improved ambiance for the public house on three levels which must be workable from the point of view of circulation space for staff as well as disabled and emergency access and egress.

The resulting scheme is restricted to the existing building footprint and provides :

- 6.4.1 A welcoming entrance with an adjacent bar immediately inside the entrance.
- 6.4.2 Retention of the existing road entrance and door.
- 6.4.3 Retention of the existing road frontage fenestration with minimal alterations – i.e. conversion of existing former door to south west corner into a window.
- 6.4.4 Service bars on three levels for customers.

- 6.4.5 Adapted kitchen on second floor to provide dumb waiter service requirements to serve ground and first floor, with improved extract ventilation.
- 6.4.6 A fully compliant ambulant disabled customer stair leading to existing and additional licensed drinking areas.
- 6.4.7 Alteration of the existing canopy to the beer garden.
- 6.4.8 Demolition of existing single storey toilet extension and replacement with development of a new toilet block and BBQ area.
- 6.4.9 New kitchen on second floor with extract ventilation through roof.

The intention is to create a public house that retains the best qualities of the long established Constitution Public House while overcoming the present commercial disadvantages. The proposals are to create a traditionally detailed public house, retaining the best features of the Constitution as it currently exists but overcoming the economic and functional shortcomings, better ensuring the long term viability of a long established Camden public house.

## 6.5 Disabled Requirements

The proposal provides for level access at ground floor and a dedicated disabled WC is included within the scheme.

It is also proposed that the new customer stair to the upper level restaurant area will comply with ambulant disabled requirements, considerably improving the present situation where a significant proportion of the restaurant is inaccessible to many disabled people.

## 6.6 Materials

### 6.6.1 Toilet Extension:

- Brickwork to match existing with EPDM flat roof behind parapet.
- Glazed link (roof) from rear ext of premises.
- Composite/timber/shingles to form new canopy roof over beer garden to replace existing.

## 7.0 ACCESS STATEMENT

### 7.1 Statement of Intent

It is the intention of our client to fully comply with current regulations and best practise. Our client aims to make all areas of the development as accessible as possible in line with local planning policy and the obligation imposed upon them and further occupants under the Disability Discrimination Act.



## 7.2 Guidance and Legislation

The design of the scheme with regard to access has been developed with reference to Part B (Fire Safety), Part K (Protection from Collision, Impact and Falling) and Part M (Access and Use of Buildings) of the approved documents along with reference to the Disability Discrimination Act.

## 7.3 Specification Access Issues with the Proposals

The following features will ensure the building is wholly wheelchair and scooter accessible:-

- Entrance doors will be provided with door openings that fulfil current requirements for clear opening dimensions;
- Interior circulation routes are designed to have a minimum of 900mm unobstructed width, with the dimensions increased where possible;
- Entrance level to WC aims to satisfy the requirements set out in Part M with doors that open outwards providing a clear unimpeded access space for wheelchair users;
- The approach into the premises is unaffected as before, and is to be in accordance with Part M of the Building Regulations.

## 7.4 Car Parking Provision

7.4.1 There is no existing car parking provision at the premises.

## 8.0 WASTE MANAGEMENT, REFUSE AND RECYCLING STATEMENT

8.1 Architect's drawing 830.PL.02 clearly demonstrates and indicates the position of a demarcated space 'bin store' to the rear garden of the premises. These bins will facilitate recycling and segregation of waste materials in accordance with Camden Council current policy on recycling, namely – a) general household waste, b) glass/plastic, c) cardboard/paper and d) garden waste.

8.2 Removal of the waste from bins is to be determined as part of a management plan with the Constitution and Camden Council.

## 9.0 FLOOD RISK ASSESSMENT

9.1 The site does not lie within a Flood Zone 2 or 3. The site does not lie within any flood zone (1-3) as identified on the Environmental Agency Flood Risk Maps (see Environmental Agency).

## 10.0 PLANNING STATEMENT

10.1 This Design & Access Statement should be read in conjunction with the architect's drawings 830.PL.01 & 02 and the Heritage Statement that form the basis of this application and directly address the following planning policies that apply to this site, namely :

10.1.1 NPPF 2012 'Conserving Significance'

10.1.2 Draft Camden Local Plan (2015)

## 11.0 SUMMARY OF APPLICATION

11.1 The following is a summary and shows that the application documents demonstrate the following to support the application :

11.1.1 Design and Access Statement and Planning Statement to show the principle of adaptations and minor extension is applicable to this site.

11.1.2 Architect's drawings 830.PL.01 & 02 to show the layout and disposition of the proposals.

11.1.3 Heritage Statement to demonstrate the history of the site/building and assess the impact of all new works.

## 12.0 CONCLUSIONS

The proposals demonstrate an improved rear elevation and this aspect over all adjoining premises by the adaptations to provide a new toilet extension and BBQ area, and new canopy to the existing beer garden.

Due to increased competition by other public houses in the area, the long established Constitution has suffered a decline in trade and these proposals aim to give the public house increased trading potential and viability to ensure its long term future.

The proposed alterations are considered to be sympathetic to the Conservation Area building, retaining and restoring all the primary elements of the original structure and thus enhancing the building which can visually contribute more to the surrounding Camden area. Therefore it is in the Applicant's opinion that these proposals will enhance the character of the building and also

the Conservation Area within which it is sited. This proposal is therefore in accordance with the Draft Camden Local Area Plan 2015.