

129 MALDEN ROAD
SIMON COMMUNITY



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1 INTRODUCTION

1.1 EXECUTIVE SUMMARY

The following Design and Access Statement has been prepared on behalf of the Simon Community to undertake the renovation and reconfiguration of their main premises, on 129 Malden Road. The Simon Community is a charity set up in 1963 by Anton Wallich Clifford to work with homeless people on the streets of London. Aside from their outreach program for the homeless community in London their premises, 129 Malden Road acts as a house of hospitality, and a place to help those homeless gain independence and the ability to get off the streets. Today, the building serves the dual purpose of supporting the community’s outreach and support services, whilst providing therapeutic and welcoming accommodation for residents and full-time volunteers.

The project offers a significant opportunity to upgrade, renovate and enhance the current accommodation of the house; while also providing the community with a building which will fundamentally be of benefit for the community’s future growth in the 21st century.

1.2 CONTEXT OF THE PROJECT

The opportunity to reconfigure and renovate 129 Malden Road came about through the community’s relationship with Bloomberg, Sir Robert McAlpine Ltd and Stanhope PLC. ScottWhitbyStudio were engaged to draw up and develop a brief and advise on the formulation of a design team to carry out work up to the submission of a full detailed planning application.

During consultations with the community, it became apparent that the inhabitants needed the ability to reside in their own spaces; use and enjoy the communal areas, as well as being active members of the community and its outreach services. Conversations with the key stakeholders of the Simon Community, as well as the resident psychotherapist has informed this design to upgrade the quantity and quality of accommodation for all users of the house.

1.3 PROJECT TEAM

The project team appointed are unique for a project of this size. This application is the culmination of a series of consultations spanning the course of a year, with specialist advice from project stakeholders including residents, trustees and ward councillors.



2 SITE

2.1 LOCATION

The property is located in the middle of Malden Road opposite Gospel Oak Open Space. The building has no impact on Gospal Oak Open Space and neither is located in a conservation area. The building is situated within the Parliament Hill viewing corridor, however the proposed extension is an infill between two existing roof extensions and thus will not make this a necessary consideration. It is not an Asset of Community value nor has it be unsuccessfully nominated.

2.2 CONTEXT AND SURROUNDINGS

The area is principally residential, with Victorian terraces providing the main housing stock. In recent years many of these have been converted into flats (neighbouring properties 127 and 131 included). Malden Road is main road featuring some shop frontage.

2.3 PLANNING POLICY

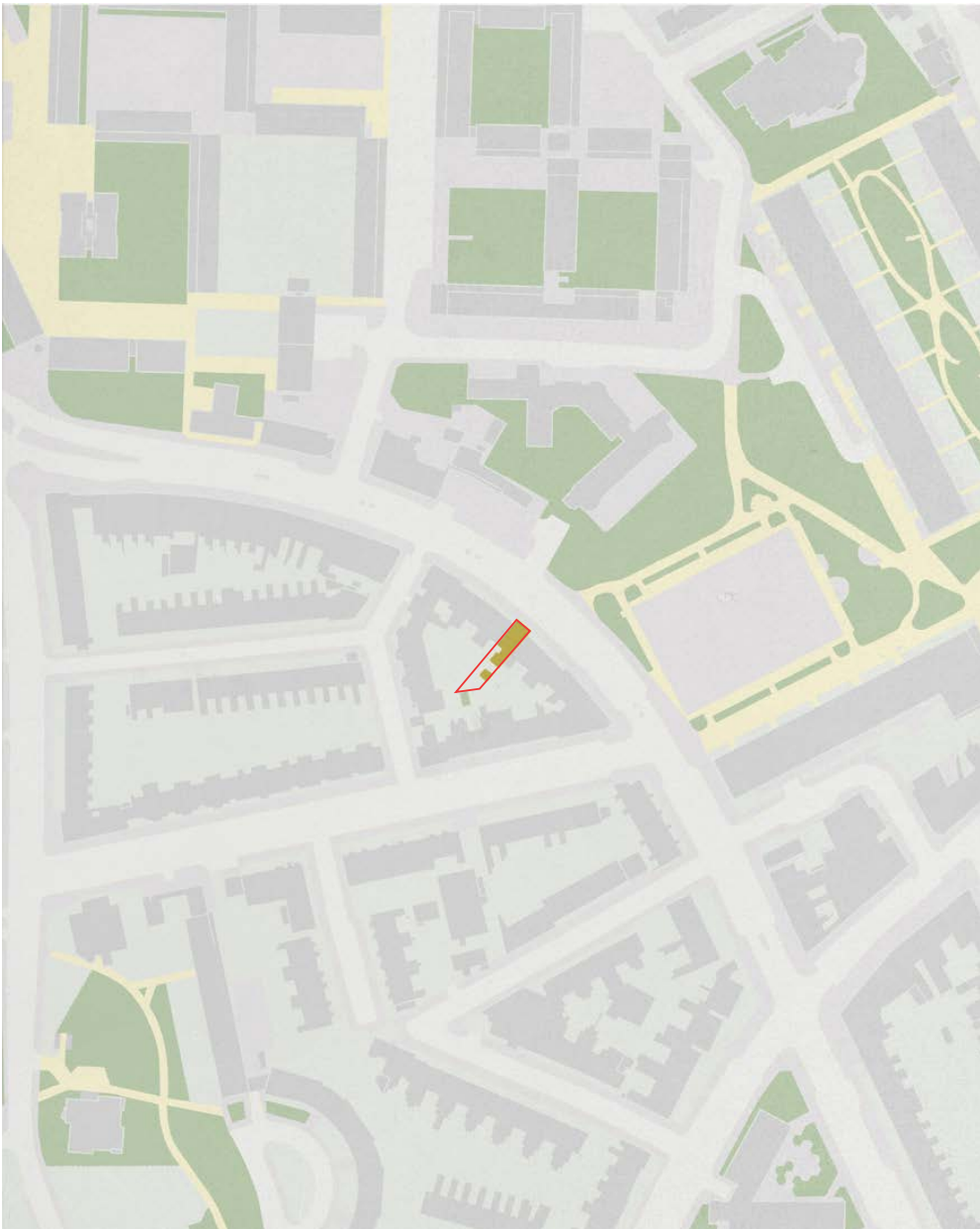
The Development Plan comprises of the London Plan (March 2015 version); Camden Core Strategy (November 2010); Camden Development Policies DPD (November 2010); and Camden Site Allocations DPD (September 2014).

Camden are currently in the process of preparing a Local Plan which will supersede the above documents.

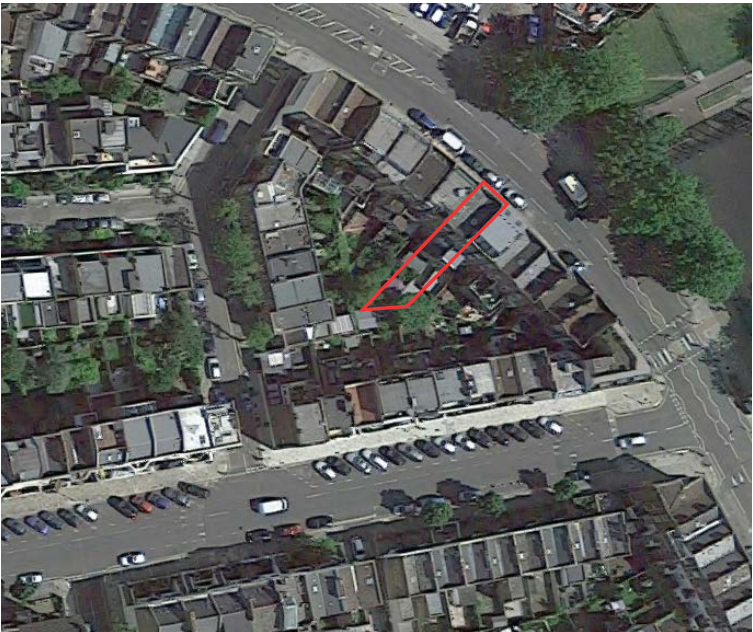
The Site is not subject to any specific designations or allocations.

The Site is not located within a Conservation Area and does not contain nor is it in close proximity to any Listed properties.

A detailed overview of relevant planning policies and an assessment of the proposals against national, regional and local policy requirements and guidance is contained within the Planning Statement prepared by DP9 and submitted as part of this planning application. Please see appendix D.



Location Plan of Site



Aerial view looking from above, South and North

2.4 HISTORY

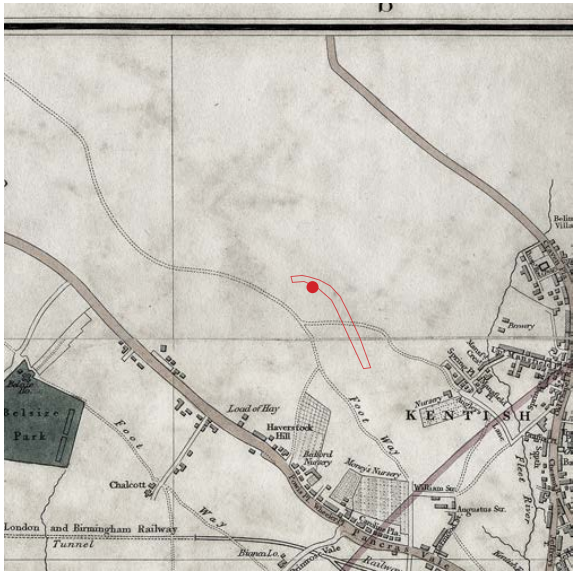
Haverstock as part of Belsize has slowly developed during the 18th/ 19th century. The land located around Haverstock Hill had been leased to developers and farmers. Throughout each new period of ownership, the surrounding area developed both residentially and industrially. Belsize and Kentish Town saw a progression of large county houses constructed as well as Haverstock becoming famous for its production of bricks.

RAILWAY EVOLUTION

One of the main catalysts driving expansion in the area were the railways. A fifty year period of time between 1901 and 1950 saw the creation of what is now the vast majority of what is now the central to northern section of the Northern Line.

In 1907, the ‘Charing Cross, Euston and Hampstead Railway’ (now Northern Line) saw the opening of the line from Strand to Golder’s Green and Highgate (now Archway), on the 22nd of June. Belsize Park station was also a part of this expansion.

The expansion was linked to ‘Moorgate Street’ station via ‘King’s Cross for St. Pancras’. The expansion saw the North of London linked with the South side of the river for the first time over a single line.



1837. [fig.6]



1861. [fig.7]



1872. [fig.8]



1908. [fig.9]

Site located by red dot.

Modern day Malden Road, highlighted in with red line.

[fig.14]

All historic maps are available at:
www.digimap.edina.ac.uk
www.mapco.net/londonmaps

2.5 EXISTING BUILDING AND USE

The current building is a 4 storey Victorian house (with a basement level), unchanged from its original layout. There are currently 6 bedrooms and 2 bathrooms which house twelve residents, a combination of the homeless and full-time volunteers of the charity. The other rooms (community room, reception/living room, and kitchen) serve for communal activities for the house as well as facilities for outreach services such food storage for the soup runs and tea runs, which take place outside of the property. The entrance area is an important threshold as the Simon Community also provides food and drink at the door for the homeless and vulnerable

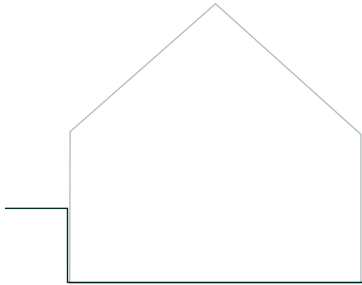
The property, providing accommodation for both the Community’s full-time volunteers and homeless people, does not operate within a specific Use Class and is therefore classified as being Sui Generis.

The building is currently working at full capacity and ineffectively – the current spatial organisation does not suit its use and lead to areas of the property to become congested, with many of the communal areas not as accessible as they should be- this in turn leads to bad communication and movement within the house. The proposal seeks to remedy this situation.

It is an aspiration of The Community to also offer outreach services that also take place within the house as opposed to on the front door step. The new reconfigured property will have the capacity to accommodate house dinners, allowing those that normally would only receive tea at the door, to be invited in and participate in conversations.

2.6 SCHEDULE OF ACCOMODATION

Area	Current Usage/Description
Light-well	Access to Ground floor and basement.
Basement	Two bedrooms, Utility room and Bathrooms
Ground Floor	Kitchen, Office space, Bedroom.
First Floor	Community room, Bedroom and Bathroom.
Second Floor	Two bedrooms
Loft	Currently unused
<hr/>	
Rear Garden	Multi-level garden space. Access to basement.
Communal Areas	Three Rooms.
Resident Beds	Six Beds (four bedrooms).
Volunteer Beds	Five Beds (two bedrooms).
Bathrooms	Two Bathrooms.
Storage	One Shed (external).



3D scan of 129 Malden Road

2.5 EXISTING BUILDING AND USE



View from across Malden Road



View from Gospel Oak Open Space



View from Gospel Oak Open Space



View from back of garden



View into entrance to garden from basement



View of block courtyard from 129

3 PROPOSED DEVELOPMENT

3.1 AIMS

Key aims of the proposed development:

- Robust and Durable- Refurbish and use materials that are hard wearing and fit for the purpose of a house of hospitality.
- Secure and Welcoming- Create spaces to provide a welcoming, secure and therapeutic atmosphere on first entry for all users.
- Efficient- Reorganise the communal and private areas so that there is better connection between all communal facilities (including the garden) and better accommodation for all residents.
- Efficient- Reduce the property’s current running costs through reorganisation of services and implementation of a better energy system.
- Adaptable and hold its value
- Minimise impact to surrounding neighbours through considering the geometries of the extensions.

3.2 LAYOUT

Reconfiguration and relocation of stair:

The internal layout of the house is to be reconfigured, primarily to rationalise the ground floor (street level) and basement (garden level) areas for communal use, to create a strong link between house and garden and to allow for more equal bedroom sizes with Jack and Jill en suite bathrooms for each pair of bedrooms.

3.3 MASS, MATERIALS AND APPEARANCE

External Works and Alterations:

The existing facades are to be cleaned, with the brickwork to be remediated where required. The front façade windows are to be replaced with double glaze sash timber windows whereas the rear façade windows are proposed as new single paned high quality steel framed windows.

All additions including new external rear steps are to be in brick.

Extension to dining area

The proposal seeks to create a dining space at basement level, which requires the infilling of the current stepped external entrance to the garden. This will be glazing set within a timber framed lattice structure. The roof to this area is canted to mitigate any impact on the adjoining property.

Enlarged two storey extension

The proposal also builds up on the existing lean to of the property. The extent of the extension has been determined by the extent of the existing lean to. As such, it does not extend past 131’s extension, and extends slightly past 127’s.

The geometry of roof lines have been altered to minimize any overshadowing impact onto neighbouring properties. The design has then capitalized on this geometry. After consultation with Rights of light specialists, we have amended and altered the geometry of the roof to minimise any overshadowing impact. Please see appendix F for our Rights to Light Report.

Garden Room

The existing level of the garden area will be lowered around the basement extensions to form space for a courtyard and a garden study/office. A new set of brick steps, will link the courtyard to the garden. The roof of the garden study will also form the link at ground floor level to the garden, creating a direct connection from the front door to the rear external communal spaces.

Single storey roof extension

A new floor will be added to the existing roof, which will form two new bedrooms and a connecting ensuite bathroom. This will be set back at the front façade to minimise views from street level on Malden Road (see Fig 7. on Page 15).

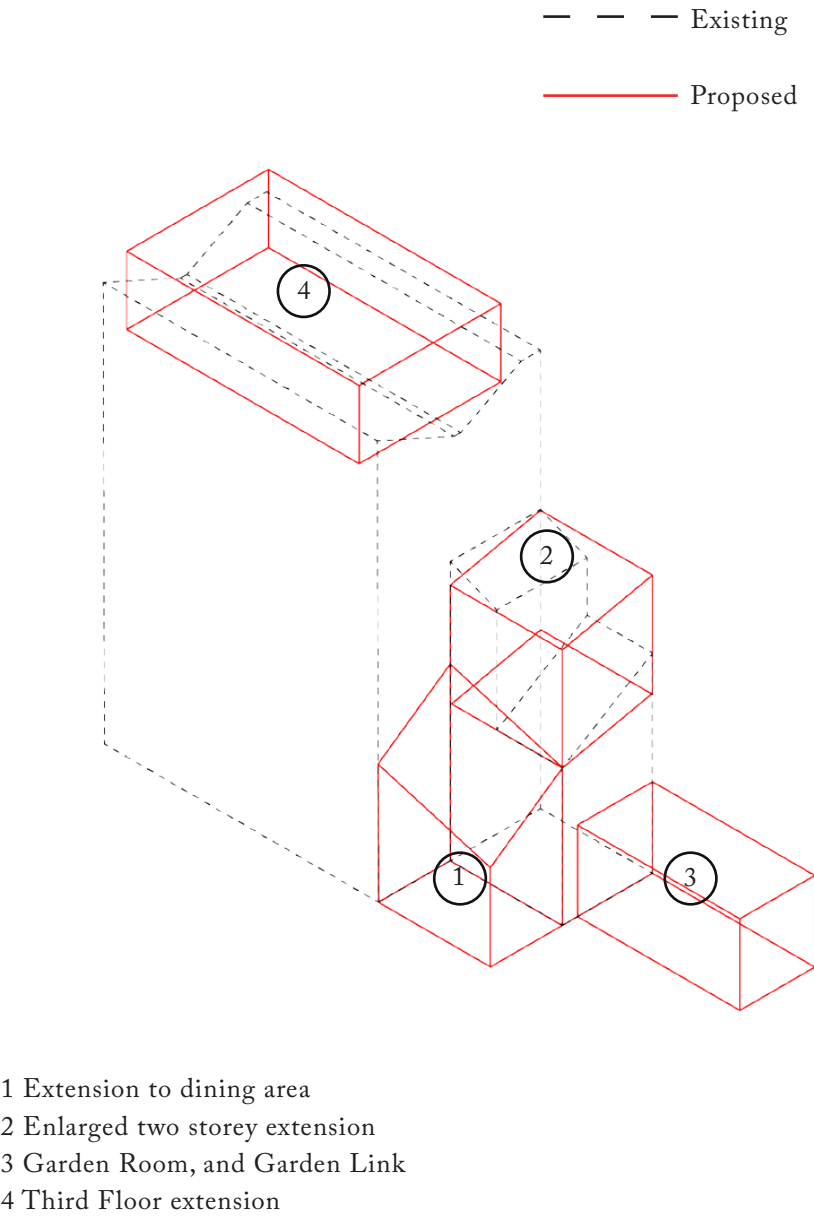
A skylight will be inserted in this roof to allow light to channel down through the stairwell and will bring light deep into the plan.

SCHEDULE OF AREAS

GIA AREAS	House	Extension
Existing GIA	188 sqm	0 sqm
Proposed GIA	232 sqm	45 sqm

Table 1 - Existing and proposed GEAs and GIAs

PROPOSED EXTENSIONS



4 LANDSCAPE

The garden will feature hard landscaping and planting around the boundaries of the garden. There is a tree protection order on a tree in 131’s garden- a Dragon Claw Tree, however as this is at the end of the garden there will be no impact on the tree/root protection area

5 ACCESS

Access is currently through the front door which sits approximately one metre above street level on Malden Road. The Simon Community currently have a designated parking space on Malden Road, which they use for drop off and pick up for their outreach services- this will remain the same. The proposal does not change the arrangement of these entrances, but by bringing the kitchen and communal spaces down to the basement and garden level, it is anticipated that the basement door will be used more frequently for outreach services.

A proposed Case hoist lift will carry up soup for their soup runs and tea runs and also bring down supplies/groceries. Refuse will also be brought up from basement level via the case hoist.

Access to the garden is currently cumbersome. The proposed scheme aims to remedy by proving two points of access from both ground and basement level to the garden

6 SUSTAINABILITY

The property is currently running 3 times more power than a typical house. The reconfiguration centralizes all services to a service core, and aims to reduce the current usage by a third. Please see appendix C for more details.

7 DAYLIGHT & SUNLIGHT

The proposed extension will have no negative impact on sunlight or daylight into any of the dwellings of the surrounding sites. As the gardens neighboring are south facing, they will face no loss of light from the proposed buildings. A full daylight and rights of light analysis has been undertaking for the property 129 Malden road and has reported back that there is no material injury to any of the inhabitable spaces of neighbouring properties.

Please refer to the report by GIA under daylight & sunlight in appendix F.



View of proposed rear elevation

8 COMMUNITY INVOLVEMENT/FEEDBACK

- We have been in continuous conversation with the Simon Community and the wider network of stakeholders (trustee, volunteers, critical friends) Regular meetings and consultation events have happened in order to brief and discuss the proposed plans as well as understand from their perspective the idea of a therapeutic space.
- Neighbours in 127 and 131 have also been consulted.

Our design process took into account the visual characteristics of how the proposal will look from the adjacent properties

9 CONSTRUCTION MANAGEMENT

A study has been undertaken during the construction period which has defined a construction methodology, impact and mitigation. Refer to appendix E



Consultation with residents of the Simon Community



Iteration of models, and below, neighbour consultation information sheet and feedback form

APPENDIX 1
VISUALS OF PROPOSAL



Fig 1. Proposed view of Rear elevation



Fig 2. Proposed View of Courtyard



Fig 3. Proposed view from across Gospel Oak Open Space



Fig 4. Proposed view from Malden Place



Fig 5. Proposed internal view of Community Room 1

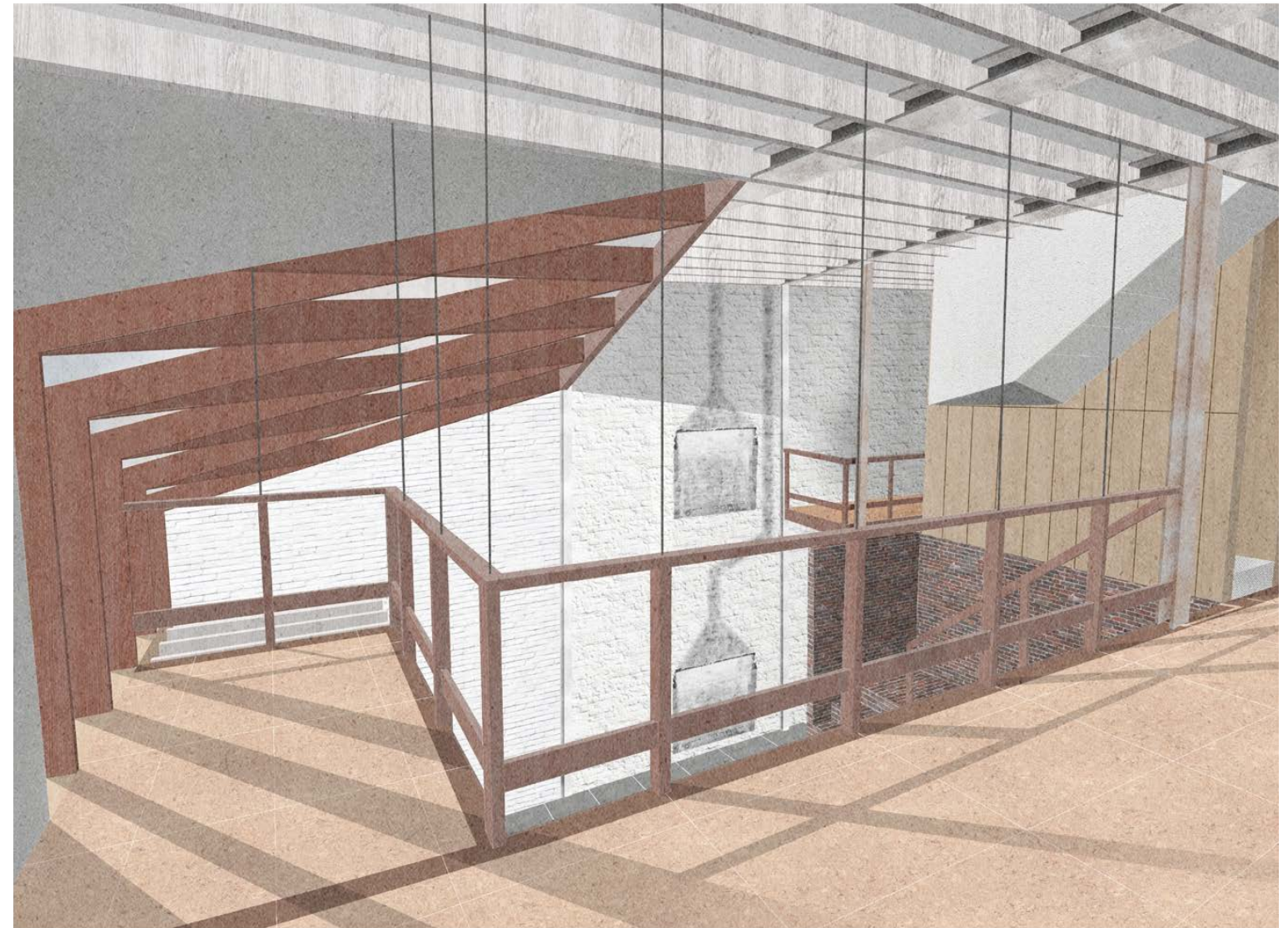


Fig 6. Proposed internal view of Mezzanine

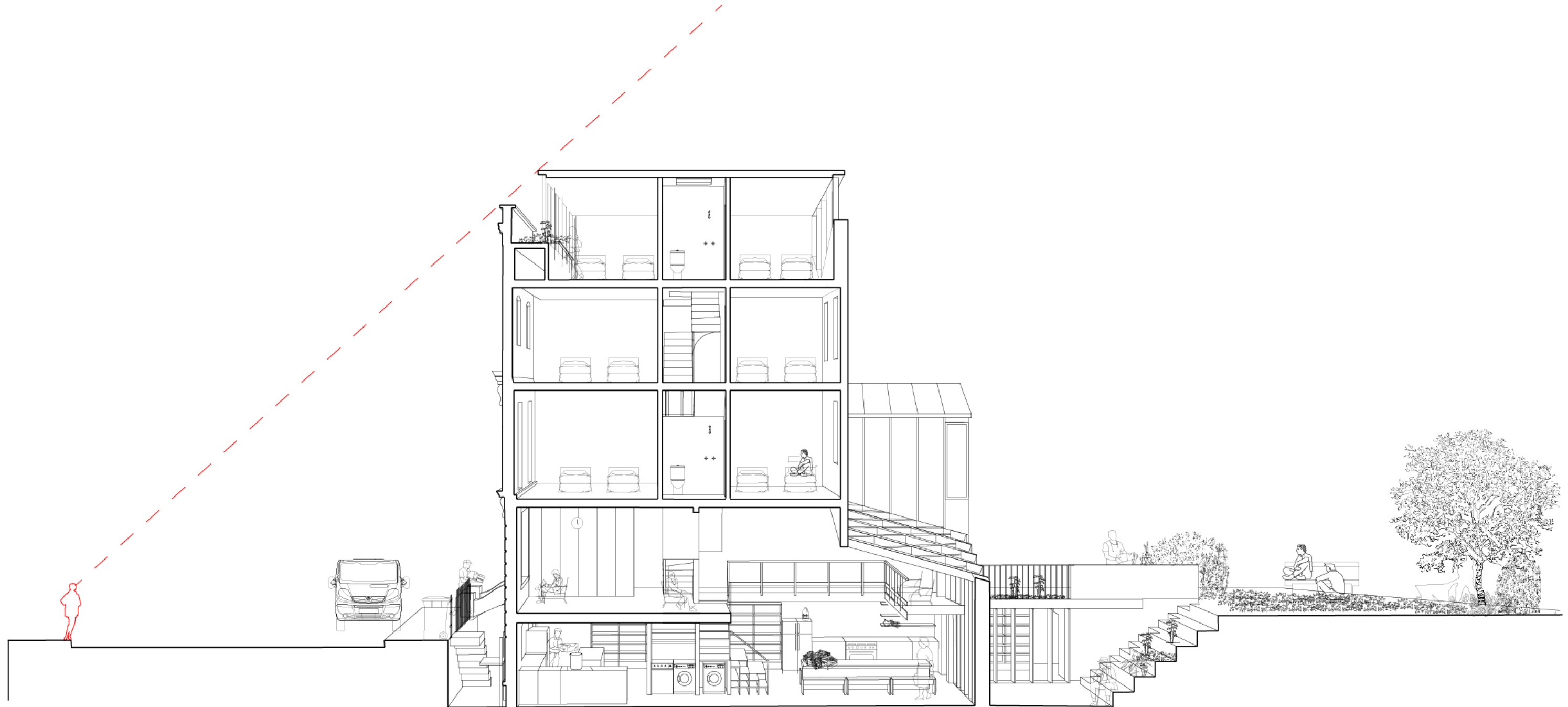


Fig 7. Proposed Perspective Section - Third Floor Extension set back from front facade to minimise views from street level on Malden Road

