

Ref: 21CDDSdds0310162726DA

Assembly House
300 Kentish Town Rd
London
NW5 2TG

Prepared on behalf of

Greene King Pub Company

03rd October 2016

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DESIGN AND ACCESS STATEMENT

To support a listed building consent application for internal alteration and general redecoration throughout.

1.0 Introduction

- 1.1 A listed building application is being made to a Grade II listed building for internal alterations to the ground floor of the Assembly House.
- 1.2 Assembly House is located on the north side of Kentish Town Road in London and falls within a conservation area.
- 1.3 The building is characterised with a large and prominent French chateau style tower with spacious interiors which are naturally lit by the predominantly large windows and a circular skylight.
- 1.4 This Design & Access Statement is to be read in conjunction with the submitted drawings

2.0 Current Use

- 2.1 The site is used as a public house, no changes are being proposed to this use.
- 2.2 The building is split into three storeys; ground floor/upper ground floor level, first floor and basement, all of these areas are accessible for trading purposes. The first floor contains accommodation for staff and a function room for trading purposes. The basement provides kitchen and storage facilities with additional WC facilities for customer use.
- 2.3 The basement, ground floor and first floor will not change their layout or function by the proposed works.

3.0 Amount

- 3.1 It was proposed to introduce a new glazed screen lobby to the main entrance on the ground floor with a complete new upper backfitting to the lower bar.
- 3.2 General redecoration and refurbishment has taken place to the existing areas and WC's on all floors.

4.0 **Layout**

- 4.1 The proposed works show a new glazed lobby located by the main entrance with an additional set of double doors.
- 4.2 A new upper backfitting has been introduced to the lower floor level of the bar which is sympathetic to the style and fabric of the existing building and bar.

5.0 **Scale**

- 5.1 There is no change to the overall mass of the building.

6.0 **Appearance**

- 6.1 The building will be refurbish and restored so to maintain and not compromise the original characteristics of the building. The new glazed lobby is independent to the existing timber glazed doors and fan lights above, the screens are fixed directly to the floor with panelling detail that matches to the existing.
- 6.2 The new upper backfitting is predominantly constructed from tubular copper piping frame which has had the existing timber stud work & countertops altered to suit the reclaimed timber shelves.

7.0 **Access**

- 7.1 The access into and within the building is to remain as existing.

8.0 **Conclusion**

We do not believe that the works will be detrimental to the existing building or surroundings but will improve the function and appearance of the existing public house for both customers and staff alike whilst retaining the character of the building.

Prepared on behalf of Client
by

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