

PROPOSED NEW ACCOMMODATION FOR THE TENANTS AND RESIDENTS ASSOCIATION OF THE DENTON ESTATE

92-219 DENTON, MALDEN CRESCENT, CAMDEN, LONDON NW1 8BL

DESIGN AND ACCESS STATEMENT

Background

The existing TRA room for the residents of the Denton estate is situated on the ground floor of the 19 storey Denton Tower which is run as a sheltered housing scheme for older residents by Camden Council.

Camden Council has recently commissioned a study to look into ways of improving several existing sheltered housing schemes, including the Denton Tower. The study concluded that whilst the individual flats were working well there are insufficient communal facilities and that the main entrance to the tower is very cramped and uninviting. There is an existing communal lounge but this is small and occupies a flat on the 19th floor. This is not only very difficult to access but it also takes up a flat that could be used for residential purposes.

The study recommended that the main entrance should be enlarged and that the area presently occupied by the large manager's office next to the main entrance lobby should be converted into a communal room for residents and the manager's office relocated in the area presently occupied by the TRA room. It was agreed with the residents that the TRA room does not need to be in the tower but could be elsewhere on the estate if a suitable space could be found.

Existing

The area identified as a suitable space for the new TRA accommodation is an undercroft area 9metres wide by 12 metres long underneath the Belmont Street Hostel facing Malden Crescent. It is thought that this was originally a means of access into the centre of the estate from Malden Crescent but it has been blocked off by iron railings for many years presumably for security reasons. It is unused apart from acting as a means of escape from the accommodation on either side.



SE Elevation of undercroft as existing [elevation facing Malden Crescent]



NW Elevation of undercroft as existing

Proposed

It is proposed to convert the undercroft area into the TRA accommodation which will consist of a main large space for gatherings and meetings with an adjacent kitchenette, wcs , store and a small office.

Access would be from the west side rather than from the side facing Malden Crescent. The entrance doors would lead to an entrance lobby which which would lead to the main large space and to the office and wcs.

New brick walls would be built at either end of the undercroft to enclose the space with the floor of the existing accommodation above forming the roof. The new walls would be built of brickwork to match that existing on either side.

On the main entrance side there will be a powder coated aluminium glazed door and screen providing light into the entrance lobby and a window into the office and at the other end the aluminium framed glazing will be maximised to provide daylight into the main space and a door providing an alternative means of escape in case of fire.

Access

The access

The existing concrete floor will be taken up and reformed incorporating thermal insulation. The finished level will be the same as the existing providing level access to the building at both ends.

The level access will lead to the entrance lobby off which is a wc which will be fully wheelchair accessible.