

MERCER + TAN Architects

DESIGN AND ACCESS STATEMENT

Site address:

Camden Chinese Community Centre
9 Tavistock Place
London WC1H 9SN

Date: 24th May 2017

Doc Ref: 1704/9.1/4049/rt

Planning Portal

Application Ref: PP-06095922

Project:

Proposed installation of internal disabled lift

Contact details:

R. Tan
Mercer + Tan Architects
t: 020 82071167
m: 07730008622
e: info@mercertain.com



Existing front entrance



Existing courtyard elevation

Reference should be made to the following drawings submitted as part of the application:

- 1704/P/0101A - Location plan
- 1704/P/0201A - Existing basement floor plan
- 1704/P/0202A - Existing ground floor plan
- 1704/P/0203A - Existing mezzanine plan
- 1704/P/0204A - Existing first floor plan
- 1704/P/1201A - Proposed basement floor plan
- 1704/P/1202A - Proposed ground floor plan
- 1704/P/1203A - Proposed mezzanine plan
- 1704/P/1204A - Proposed first floor plan
- 1704/P/2201A - Proposed detail plans
- 1704/P/1401A - Proposed section

1.0 Existing property

9 Tavistock Place is a Grade 2 listed building designed by architects Dunbar Smith and Cecil Brewer and completed in 1903 and originally formed part of the Mary Ward House to the west as a school for disabled children. The listing covers not only the building but also specifically its street railings as well as the courtyard wall between it and Mary Ward House.

The existing red brick and pitched slate roof building is primarily formed of two storeys with limited basement accommodation at its street end and also in the space at the rear between it and the site boundary to the east. A classical white dentil cornice with concealed gutter runs round all the public facades of the building. A single storey section adjoins the street containing the main entrance with black oak doors and a distinctive white stuccoed entrance canopy which together with its railings echo the arts and crafts 'free style' of the Mary Ward Centre.

MERCER + TAN Architects

2.0 Design

This proposal addresses the need of upgrading this turn of the century building with a disabled lift in the simplest and least intrusive way to the original building. The choice of lift type keeps the physical size and loading of the installation to a minimum. To further simplify the construction, the lift enclosure comprises lightweight partitions independent of the building's structure. Stability for the lift is gained by locating it next to the existing vertical stair core. Openings cut in the existing ground and first floor concrete slabs are trimmed with fire protected steel beams bearing on the adjacent brickwork walls. Finishes consistent with the original building are maintained throughout.

3.0 Use

The Camden Chinese Community Centre, a registered charity, have owned and occupied the building since 1st June 2003. Since that date it has been in constant use as Community Centre helping to enable local people to access activities and services by providing a native language link between the vulnerable people and statutory service providers. It has over 1300 members of whom the majority are mainly older people, women, immigrants, preschool children and young people. Additionally the Centre offers a wide range of community activities and house regular mini-surgeries by local opticians, dentists and healthcare practitioners. A daily luncheon club for the elderly serves at least 30 diners per day and overall the Centre serves 30,000 user visits per year averaging 600 visits per week.

Although the building is used almost exclusively for the Camden Chinese Community Centre's activities, available spaces are let out to provide an additional source of funding.

4.0 Amount

The plan area taken up by the proposed disabled lift is approximately 4sqm at each floor.

5.0 Layout

Several options for locating the proposed lift were studied including an external option. The final option was favoured as it caused the least alterations to the existing building and does not change the external appearance. By being located next to the existing staircase which connects the main spaces of the buildings at each floor, the proposed lift offers a complimentary means of vertical circulation for users of the building.

6.0 Scale

The smallest Part M Building Regulations compliant lift has been specified to reduce the spatial and visual impact on the existing building.

7.0 Appearance

The proposed installation of the disabled lift will not affect the external appearance of the building. New wall, ceiling and floor finishes forming the lift shaft and lobby will be matching or in sympathy with the existing finishes.

8.0 Access

The installation of the lift next to the existing staircase will provide disabled access to the basement, ground and first floor levels in compliance with the Equality Act 2010 and Part M of the Building Regulations. This improved access will allow a greater flexibility of use of the building and improve the Centre's letting opportunities.