

Konstam Children's Centre

DESIGN AND ACCESS STATEMENT

Proposed sail shade

August 2017

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1.0 INTRODUCTION

1.1 Purpose of the document

This document has been prepared by AAB architects on behalf of London Borough of Camden, in consultation with Anthon Keen, (Integrated Early Years Service) and Paul Greatbatch (Project Manager), and is for the purpose of submitting a planning application for a permanent external sail shade, to provide weather protection to the 2-3 year olds external play space to the front of Konstam Children's Centre.

1.2 Design proposal

In 2016 a polycarbonate and timber frame canopy was removed from the 2-3 year olds playground, as the timber had become rotten (see appendix B existing photos). The proposed sail shade will replace the removed canopy, and will provide protection from the sun and rain, enabling the children to use the outside space throughout the course of the year.

The proposed sail shade will be positioned to the right hand side of the original double doors to the front of the building. The canopy will be visible from Chester Road, however the simple and elegant form will not compromise the existing building elevation, nor will it interfere with views out of the Centre windows, or views of the building from the street.

2.0 EXISTING CONTEXT

2.1 Existing building use

Konstam Children's Centre provides early education and childcare places for 0-5 year olds, nursery care for 3-5 year olds and after school/ holiday play for 5-8 year olds. The Centre comprises two buildings within its site boundary. The main building is two storeys and houses most of the Centre uses, whilst the ancillary one storey building to the south west of the site is currently used for storage. The approximate total site area is: 1,295m².

2.2 Existing building history

The original building was constructed in 1922 by the Konstam family, built as a legacy to remember their two sons lost in World War I. The building opened as a children's hospital in 1924 and worked successfully for almost 40 years. Since the 1960s, the building has functioned as a Children's Centre for children under five and their families of Highgate Newtown.

2.3 Surrounding buildings

The site is bounded to the west by Holly Village, a gothic-style private hamlet built in 1865 by Baroness Burdett-Coutts. The site is Grade II* listed and consists of 12 detached houses arranged around a central green. Lattice timber fencing and a high steel fence divides it from the Centre site (see Appendix B existing site photos).

To the north of the site is Highgate Cemetery East, a Grade I listed burial site which opened in 1860. When looking towards the cemetery from the Centre, the view is dominated by large trees, shrubbery and wild flowers, with a low brick wall with painted steel fencing between the Cemetery and Chester Road. To the east of the site is Brookfield School, a neo-georgian red brick primary school opened in the late 1920's.

2.4 Dartmouth Park Conservation Area

The Dartmouth Park Conservation area is located below the highlands of Hampstead, Highgate and Parliament Hill. The land slopes down towards the river, which has a strong influence on the street pattern. The application site is at the northern edge of the Conservation area which abuts the Highgate Conservation Area and Holly Village housing estate.

The area is mainly residential, with a scattering of other uses, including four large schools, a number of nurseries, churches, a public library, a number of public houses and local shopping centres. A significant element in the makeup of the area is the contribution of social housing, namely the Homes or Heroes programme which was initiated by the government in 1919, in an effort for local authorities to provide social housing for those that needed it. Another notable development is The Brookfield estate, modelled on Hampstead garden suburb and defined by its curving streets, large garden areas, and hedged boundaries and Brookfield Primary School which opened in the late 1920's and also formed part of this concept.

At the top of Chester Road is the Grade listed public Library. The ground falls in response to the lie of the land, down towards the Grade II* listed Holly Village. The application site is situated at the lower end of the road between these two areas.

3.0 DESIGN PROPOSAL

3.1 Materiality

The proposed sail shade will have a simple and elegant design, and will provide a robust and long lasting protective canopy for the Children's Centre. The sail itself will be made from a flexible composite waterproof membrane, which provides both heat and weather protection. The material provides long-term strength, which maintains the taut and flat aesthetic; no sagging or dipping will occur. The flexible sail shade will be stretched and fixed in such a way to provide maximum protection, whilst ensuring rain water runs off smoothly at the two low points (into an existing gully and flower bed), to prevent pooling or staining of the fabric. The slender 93mm diameter posts will be made from galvanised steel with a polyester powder coating, with stainless steel hardware fixing the sail back to the existing building. The fixings to the building will be above the ground floor windows and will therefore not impact on views in or out of the building.

The sail shade is approximately 16m², and the two high points no more than 3.2m above playground level, with the low points at 1.9m above playground level. The proposed sail shade will fit comfortably within the 2-3 year olds play area. The selected colour for the canopy is Sandy Beige, see Appendix C for colour chart, which will be sympathetic to the red brickwork of the existing centre building, the adjacent housing of Holly Village and the terraced housing to Chester Road.

Please refer to drawings 327_C_1_01 and 327_C_3-01 for proposed drawings.

3.2 Sail shade canopy example



Example sail shade with steel posts – Gower Sail Shades