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## **Planning Statement**

### Introduction:

This planning statement has been prepared by **public works limited** on behalf of the London School of Mosaic (LSoM) in support of a planning application for the conversion of a section of the Ludham Estate Garages (Undercroft) as an extension to the London School of Mosaic. The London School of Mosaic have been in residence within a portion of the basement undercroft (680sqm) since 2017.

The proposed area for the extension to the London School of Mosaic sits alongside the existing school and has an area of 1,629sqm. This area was originally designed as garages for Ludham residents but as soon as Ludham was inhabited, around 1975, tenants regularly reported to the council feeling unsafe due to on-going mis-use of garage spaces by people regularly congregating underground, therefore the site was barely used as a space to park vehicles due to people feeling unsafe accessing the space (In 1980 only 39 out of 164 garages were let by Ludham residents - from article found in Camden Archives). Due to this tenants called for garages to be locked up which was completed in 2000; the proposed site then became a conduit for waste disposal serving the Ludham residential block above.

The London School of Mosaic are an independent art school that teaches mosaic art to children and adults. They deliver specialist short courses, workshops, accredited training and a Diploma in Mosaic Studies with a view to becoming the first UK school to accredit a Bachelors Degree in Mosaic Studies in 2020. Wellness and social inclusion is at the heart of what they do and as a charity, their mission is to provide opportunities for well-being and social cohesion through the creation of mosaic art. They work extensively with vulnerable people within the community, including those with special educational needs and troubled young people (such as providing sessions for Camden Youth Offending Service), using mosaic as a tool for therapy. They also provide affordable workspace for sixteen resident artists and hire spaces at at affordable hourly rates for local organisations.

The overarching objective for the proposal is to bring the disused garage spaces back into meaningful use after forty years vacant whilst providing a new fit for purpose facility that is

accessible to a wide range of people, expanding on the services already being made available through the school and diversifying the facilities on offer.

The Ludham Undercroft (Estate Garages) is located underneath Ludham (residential social housing), Lismore Circus, London NW5 4SE. The garages are bound to the North by communal gardens located between Ludham and Waxham buildings. To the East by Elaine Grove where the estates service entrance is (historically one of three vehicle entrances to the garages), to the south by Lismore Circus, a green area that combines open green spaces, an enclosed playground and an enclosed dog walking area. To the West of the site is the existing site of the LSoM and also a cafeteria close to the entrance which is part of their phased development plan for the Ludham Undercroft. To the East of the proposed site, within the Undercroft, facing onto Lismore Circus, is Careline Telecare (a 24/7 emergency response alarm call centre for Camden residents), the Ludham and Waxham TRA Hall, the Somali Community Centre, Sam's Cupcakes, two empty shops and the Goddess Hair Salon.

Ludham was completed in the early 1970's and is not locally or nationally listed or in a conservation area.

### Land Use:

- LSoM have an existing lease with Camden Council for their existing site. The property owner and prospective landlord for the proposed site is also Camden Council. They are aware that this application is being submitted. (Contacts: Tom Baines, Economic Development and Martin Fox, Team Leader (Major Works and Voids))
- The section of the garages proposed for conversion is currently disused and has attracted antisocial behaviour in the past. In its current condition the site has no benefit to the local context, or to the local community.
- The section of the garages proposed for conversion is currently sealed off and solely used as a conduit for waste collection for the Ludham residents above.
- The proposal will provide a secure set of facilities that is enjoyed by young people and adults alike including access to mosaic and ceramic facilities, artist studios, flexible workspaces and community and youth focused activities.
- The mix of facilities proposed for the extension site will allow the existing site of the LSoM to become a dedicated school and teaching area. The proposed extension to LSoM will support the on-going training of artists and craftspeople by providing affordable workspace for recent graduates. Alongside this a number of classes and programmes will be held in collaboration with local organisation tenants such as Camden Against Violence and directed towards young people from local low-income households and disadvantaged members of the community. There will be also be integrated training schemes within many aspects of the new site including ceramic, mosaic, wood working and much more.
- The main pedestrian entrance to the proposed site will be from the South side of the building, facing Lismore Circus, where there is an existing double door entrance. There will remain to be an accessible door between the LSoM existing site and the proposed site and there will be a secure door with lobby between the proposed site and the garages to the East, where Careline resides. There will be two fire exits onto the gardens between Ludham and Waxham.
- The site area will be secured with fob-access doors with each tenant being allocated a fob. For those who will be accessing the undercroft on a less frequent basis for events and workshops, there will be a dedicated caretaker and a manager to manage this. Specific event and workshop activities will be supervised at all times by management staff, teachers and/or parents/ guardians.
- The current site is 24/7 access for all LSoM paying tenants, administrative staff and teaching staff, with only quiet work being done after 18:30. It's worth noting that there have been no noise complaints from residential Ludham tenants who live above the existing site, since LSoM moved there in 2017.

- The proposed site will be open 7 days a week. Monday-Friday from 10:00 to 18:30 and Saturday-Sunday 10:00 to 15:00.
- The site will offer affordable workspace for artists and craftspeople of differing disciplines and small businesses/charities/organisations. There will be a small woodwork studio (12-24sqm) to support the tenants, located close to the manager and caretakers office at the East of the site. All tenants will need to have an induction into the wood work shop before they are allowed to use it. The woodworking equipment will be mostly lightweight, handheld tools with a table top table saw.
- Hazardous materials stored on site will be low level but there are some hazards associated with ceramic arts and pottery including:
  - The cement and grout used for the mosaics. These will be kept in marked cupboards and are disposed of through a sump system which allows the materials to settle on the base of the sump. This is then dug out by hand, put it into a secure plastic bag and placed in the standard waste disposal. This is the current practice the school carry out and they estimate that they produce about 2kg per week.
  - Clay used for pottery. This can cause a small amount of skin irritation. Clay will be safely stored in a dedicated cupboard/container and there will be sinks provided within the workspace to allow for washing hands.
  - Glazes used for ceramics/pottery. Some glazes can cause irritation through inhalation. Glazes will be safely stored in a locked cupboard and handled with gloves.
  - There will be a ceramics and mosaic technician on hand with knowledge specific to the safe handling of cement, grout, clay and glazes, and all members/tenants will be required to do an induction into the safe use of the space and materials.
  - Other hazardous materials will be normal household products, such as white spirit and varnish and these will be kept in a locked cupboard, marked hazard. This practice is currently carried out of LSoM and the same practice will be adopted for the proposed site.

### Planning History:

#### Full Site:

1965-1975: Ludham & Waxham designed by Frederick McManus and Partners for the London Borough of Camden in the late 1960s and built in the early 1970s. The designs formed part of the Gospel Oak Redevelopment Scheme which saw the area between Mansfield Road and Queens Crescent split into 9 areas and re-developed. The Ludham Estate was designed with an undercroft car park for the residents of the Ludham estate.

#### Existing LSoM site:

2013: Planning and change of use (C3 to D1) granted for an area of Ludham car park to be converted into a Construction Training College, Building Lives, for London Borough of Camden, approximately 680sqm. The conversion was rudimentary, providing a basic fit-out of electrics, lighting and plumbing for an office, classrooms, kitchen and toilets, with a new entrance facade at the North-West Corner of Ludham undercroft. (PA Ref: 2013/5800/P).

2017: Retrospective planning permission sought by Keepmoat and Butler & Young Associates on behalf of Camden Council to install a District Heating System for all flats in Ludham & Waxham. There is a system of pipe work and water storage tanks within the Ludham Undercroft as part of these works. Works carried out between 2015 - 2016. (PA Ref: 2016/1386/P)

2018: Planning application granted to turn six vacant garages at the entrance to LSoM into a public cafeteria/canteen (PA Ref: 2018/2657/P)

#### Proposed Extension Site:

2016: A proposal to turn approximately 300sqm of Ludham undercroft, next to the Construction College, into a mushroom farm. The planning application was withdrawn. (PA Ref: 2016/4936/P).

2017: Retrospective planning permission sought by Keepmoat and Butler & Young Associates on behalf of Camden Council to install a District Heating System for all flats in Ludham & Waxham. There is a system of pipe work and water storage tanks within the Ludham Undercroft as part of these works. Works carried out between 2015 - 2016. (PA Ref: 2016/1386/P)

### Change of Use:

Change of use from vacant basement residential parking (C3) to non-residential education and training centre (D1).

As an educational facility, the existing site of LSoM is class use D1 therefore the proposed extension to LSoM, which will support and expand on this work, will also come under class use D1. There will be integrated training schemes within many aspects of the new site including ceramic, mosaic, wood working and much more. Affordable workspace will also be provided for recent graduates including artists and craftspeople. Alongside this a number of classes and programmes will be held in collaboration with local organisation tenants, directed towards young people from local low-income households and disadvantaged members of the community, helping them with education and employability. During the construction process we will also be working with Kings Cross Construction Skills Centre in order to use the project as part of vocational training schemes.

### Amenity:

- At maximum capacity the proposed site can accommodate between 100-120. At any one time approximately 30-50 people will be using the site.
- The current build up of Undercroft ceiling is 300mm of concrete and 50-100mm of wood wool insulation that was cast into the concrete when the building was originally constructed.
- The noise impact on the residential units above will be mitigated by the following factors:
  - An insulated ceiling finish, attached to concrete/wood wool insulation, specifically chosen to reduce sound travel between the garages and residential units above
  - A limited quantity of power tools, all located within an insulated workshops space, underneath an external walkway on the North side of the building
  - Assessment of suitable tenants and choice of tenant based partly upon how noisy their practice is (current artist tenants at LSoM have quiet working practices)
  - The limited operating hours of any noisier activities, such as the use of power tools
  - The limited operating hours of the site
- The location of a portion of the site (all garages on the North face of Ludham Undercroft) is below an external walkway to the North of the building. This is where any noise and/or heat producing equipment will be housed.
- In total there are four refuse collection points within the full Ludham Undercroft with a total of 24 x 1280L Eurobins serving 96 Ludham residences above. The landfill bins are collected twice a week (Tuesday & Fridays) and bulky waste collected once a week (Wednesdays) from the vehicle access point at the end of the undercroft on Elaine Grove. The current waste strategy for Ludham poses a health hazard to residents due to insufficient bin capacity and the bins regularly overflowing into the communal gardens. The bins are also currently in a difficult to access location and no recycling facilities are provided.
- Two refuse points are currently housed in the proposal area of the undercroft. This is a total of 12 bins for 48 Ludham flats (half of the total area of Ludham). We are proposing to change this from 12 landfill bins to 6 landfill and 6 recycling 1280L Eurobins. On top of this there would be 1 recycling and 1 landfill 1280L Eurobin to serve the proposal Ludham Undercroft site, so a total of 7 recycling and 7 landfill 1280L bins.
- There are two proposals to improve the locations of bins within the Ludham Undercroft:
  - Option 1: To remove the two waste collection points from the proposed area of the undercroft allowing these areas to become fire exits and wheelchair refuges, as

recommended by the Approved Building Control Inspector. Bins would be re-located to 2-4 locations on the South side of the building so that the interior workspace can be free from waste disposal including issues related to smells and uncleanliness.

- Option 2: To retain waste inside the undercroft in the original bin housing but to introduce recycling facilities. Bins would be housed inside the undercroft and Ludham tenants would need a key to access the bin store (this is how it used to work before the undercroft was closed off due to anti social behaviour underground). This strategy would to be assessed in consultation with the Approved Building Control Inspector to ensure the fire exits and wheelchair refuges can be accommodated.
- Consultation must be done by Camden Council with the residents in order to finalise locations.
- It is the opinion of public works and LSoM that the refuse should be re-located to the South side of the building so that the interior workspace can be free from waste disposal. It is also the opinion of public works and LSoM that the waste strategy for the whole of Ludham should be considered, in all four locations, not just for the proposal site.
- Waste from the proposal site will be separated into landfill and recycling within each studio and within the common areas. This will be collected by the Undercroft manager/ or caretaker twice a week and added to the waste allocation point for Ludham residents. (As mentioned this would be 1 x landfill and 1 x recycling 1280L bin collected twice weekly)
- The proposal will make use of the existing drainage system on site (The original drainage drawings were found at Camden Archives - included in this application submission) with the foul drainage and waste pipes currently coming through the Undercroft. Toilets and sinks have been positioned close to these and new connections will use these existing drainage points.

#### Access:

- The site will utilise the existing level vehicle access on the South face of the building from the Lismore Circus side as the main entrance to the site. This will be predominantly pedestrian access. As the main entrance, this door will be replaced with a door fit as an accessible entrance.
- There will be five means of entrance/escape:
  - The first to the South of the site which is the existing vehicle entrance to the proposal area. This will be a primary means of entrance/escape.
  - The second to the west of the site accessed directly from the existing London School of Mosaic site. This will be a primary means of entrance/escape.
  - The third and fourth will be the existing internal lobbies leading to external stairs on the North face of the building, leading on the gardens between Ludham and Waxham. These will be a primary means of escape.
  - The fifth to the East of the site where there will be a lobby between the site and the car park and Careline. This will be used as an additional means of escape in the event of a fire. The lobby will provide protection in case of smoke/fire in the neighbouring existing car park.
- The level access on the South side of the building will ensure that those with limited mobility can access the site.
- There are two refuges located adjacent to fire exits on the North face of the building for those with limited mobility in case of fire.
- There will be six WC's servicing the site, two of which will be wheelchair accessible and two ambulant.
- The pre-booking of non-tenant users will allow for necessary arrangements to be made for those with special requests in terms of accessibility ahead of their visit to the facility.
- Access will be maintained to the site by Camden Council for any maintenance and repair works that need to be made.
- The school currently use the space outside the cafeteria at the entrance to the school for parking and deliveries.
- There is no extra provision for parking within the proposed scheme, however there are unused parking spaces to the East of the proposed site, on the North side of the garages behind

Careline. The proposal is to negotiate with Camden Council whether 2-4 of these parking bays can be used for Ludham Undercroft tenants with limited mobility, accessing the parking bays from Elaine Grove.

- It will also be negotiated whether the Elaine Grove entrance can also be used for intermittent and scheduled deliveries to site.
- The Ludham Undercroft proposal seeks to encourage cycling as much as possible through provision of secure cycle parking for tenants. Currently there is a lack of available space for bicycles at Ludham & Waxham which is a barrier to ownership and use. By introducing this secure cycle parking unit cycle parking security for tenants will be improved, encouraging the use of sustainable forms of transport, and helping to reduce traffic congestion on Camden's streets. We are proposing to have two bike hangar units (such as this: <https://www.cyclehoop.com/product/shelters-canopies/bikehangar/>), accommodating 12 bikes for tenants, at the main entrance to the undercroft on the south face of the building.

### Consultation:

#### Proposed Use:

- LSoM have gone to lengths to ensure that their work and the proposals for the Ludham Undercroft are in collaboration with Ludham & Waxham TRA. The chair of L&W TRA is on the board of Trustees for LSoM and LSoM attend the TRA meetings. The LSoM also provide a free weekly mosaic evening workshop for residents of Ludham and Waxham, which act as an introduction to the place and people but also as a community forum for residents.
- public works are lead consultant on the project and have been working alongside a services engineer, structural engineer, cost consultant, business manager consultant, CDM consultant and an approved building control inspector to ensure the suitability of the site for the proposed uses.
- We have worked closely with the LSoM in order to ensure that the facilities on offer compliment those already being provided at the existing school. This includes:
  - Working from the site one day a week in order to engage with the existing users: staff, teachers, students, tenants, school groups, community groups and volunteers.
  - Hosting consultation events at the school and elsewhere:
    - 20/06: Ludham Undercroft Open Evening. Every household at Ludham & Waxham was visited and invited through door-knocking prior to the event in which we gave tours of the undercroft and spoke about the intentions of the project to garner feedback. Approx. 80 attendees.
    - 25/07: LSoM at the Tate. Approx. 60 attendees over the course of a day.
    - 07/09: Facilitating a stall alongside LSoM at Queens Crescent Family Fun Day. 20 people signed up to mailing list and many more engaged in conversation.
- We have worked closely with the Greater London Authority (GLA) Regeneration Team due to the fact that they have funded a feasibility study for the site with a view to the project bidding for funding in the Good Growth Round 3 in October 2019.
- We have worked closely with Ludham & Waxham TRA to ensure that their views on project progression are heard. This includes:
  - Attending monthly Ludham & Waxham TRA meetings
  - Inviting Brad Hepburn, chair of the TRA, to speak at the event on 07/09
  - Keeping the TRA up to date on any project developments
- We have worked closely with Camden Council to ensure that the proposals are in line with Camden Plan and Camden 2025. This includes:
  - Regular meetings held to discuss proposals
  - Engaging with local councillor Jenny Mulholland. Two Gospel Oak councillors sit on the Trustee board for LSoM, Jenny Mulholland and Marcus Boyland.

## Waste Strategy:

- We have worked extensively to consult various parties about the revised waste strategy proposals. This includes:
  - Attending monthly Ludham & Waxham TRA meetings with specific discussions around current waste issues and possible proposals
  - Setting up and attending meetings with Camden Council officers: Jayne Seaman - Principle Lead Officer for Parking & Access, Estate Services Manager for Gospel Oak, Debora Byrne - Recycling Project Officer, Tom Baines - Strategy & Development Manager, Economic Development and Martin Fox - Team Leader (Major Works and Voids)
  - Setting up and attending meetings with current waste management contractors, Veolia.
  - Setting up and attending meetings with waste management consultants, Quantum Waste.
  - Setting up and attending meetings with local TRA EGOVRA, who border the site.
- Once a proposal has been finalised, the waste strategy consultation will be carried out by Camden Council with the residents of Ludham & Waxham and other local groups.

## Contacts at Camden Council:

- Tom Baines - Strategy & Development Manager, Economic Development
- Chris Bowles - Economic Development
- Martin Fox - Team Leader (Major Works and Voids)
- Jayne Seaman - Principle Lead Officer for Parking & Access, Estate Services Manager for Gospel Oak
- Debora Byrne - Recycling Project Officer
- Laurence Robotham, Valuer
- Frank Bailey, Compliance Officer
- David Fowler, Principal Planner
- Ali Alsaraf, Community Partner

## The Design Statement:

- The garages consist of a concrete floor with concrete walls below ground and brick above ground. The ceiling is concrete with a layer of wood wool insulation that has been there since construction.
- There are existing openings on the North and South side, covered by metal grates for security, therefore the garages are currently open to the elements. The work being done will ensure that the site is no longer open to the elements therefore increasing the longevity of a public asset.
- The steel grates will be retained with openable windows and venting panels located on the inside of the grates, as is the case with the existing LSoM site. This approach will provide air flow across the site and will also reduce any noise spill whilst offering a practical, efficient, ventilated and secure solution for the site.
- In order to maximise the amount of natural light, there is a proposal to regularly trim the bushes on the North face of the building.
- A structural survey was commissioned and carried out by EngineersHRW in May 2019, a copy of which can be made available at request. Various essential repair works were identified in order to ensure the longevity of the building and safety of the residents above. Most of these works relate to the undercroft internally, however some external works were identified including:
  - Assess waterproofing defects at external walkway and podium level. To be repaired as a matter of urgency to prevent further water ingress.
  - Damaged downpipes from the balconies on the south elevation should be repaired or re-instated where missing to avoid water ingress
- There will be minor changes to the exterior elevations of the undercroft including:
  - On the North face of the building, the rubbish chutes facing onto the gardens will be removed and the brickwork replaced.

- On the South face of the site, the double doors, which will become the main entrance, will be replaced with metal doors that are accessible for those with limited mobility.
- General decoration and repair works to the North and South exterior facades in keeping with the existing materials and colour of the Ludham estate.
- The proposal site is split into three main areas:
  - 1. Ceramic and Mosaic Facilities. This area, to the west of the site, will either be open-access on a membership basis or private studios with access to shared facilities such as kilns, glazes and wheels. The proposed location for the kiln room is at the North-West corner of the site adjacent to the proposed fire exit. The reason for this location is its proximity to the existing electrical cupboard and proposed 3-phase power distribution board. A portion of this location is also underneath an external walkway so that most of the heat can escape through the walkway. The room will be fully insulated with 25mm insulation and plasterboard to avoid areas adjacent becoming warmer, as advised by the Services Engineers on the project, Max Fordham. This will ensure no change in temperature for the residential flats above.
  - 2. Artist Studios and Central Shared Workspace. Artist studios will occupy the garages either side of the central area and be available as 12 or 24sqm with tenants having a lease and paying a monthly rent. The central shared workspace will work more as a membership system with members paying a lower fee for access to desk space.
  - 3. Community & Youth Facilities. This area will be focussed on housing local community and youth focused organisations. It is situated to the East of the undercroft site and closest to the proposed main entrance on the south face of the building. Whilst this support for community groups will be present throughout the undercroft, this area specifically will be set up for hosting workshops, events and outreach.
- Creating three sections of distinct activity within the proposed undercroft site will allow for each area to have its own focus and identity and help to enclose areas. It has also been advised by the approved building control inspector for smoke and fire separation.
- The internal metal garage doors are currently in a bad state. These will be removed and replaced with timber panels and doors. As advised by our Services Engineers, half of the garage doors will need to remain open in order to have natural cross-ventilation. These garage doors will be a timber frame without infill panels. For the remaining garage doors that enclose the area behind, these will be a simple timber frame with a mixture of sound proofing materials and glass/polycarbonate fronts.
- The proposal designs for the conversion of the undercroft are practical, efficient, robust and in keeping with the LSoM existing site and the appearance and nature of the work that will be done there. The light touch material approach practically and efficiently responds to the nature of the workshop, and the existing condition of the garages, whilst providing a characterful space for a community facility to thrive. The various material finishes that have been chosen are robust, require little to no maintenance and allow the workshop to function safely without the need to alter existing concrete, brick and block-work structure.
- The design has been born out of a comprehensive consultation with the key stakeholders to ensure the proposal will fit the needs of the end users.
- The proposal will ultimately enhance the Ludham & Waxham estates considerably for a number of reasons including: supporting local individuals and organisations with affordable workspace, day-to-day activity making the street feel safer, improving the on-site waste and recycling strategy and creating pathways to employment for adults and young people through training and mentorship.
- As the most deprived ward in Camden and within the 5% most deprived areas in England, Gospel Oak is in need of a publicly accessible and welcoming piece of civic infrastructure that can support the needs of the local area.