

# Prowse Place Recovery College

Project no. 0541 - Full Planning Permission, Change of Use

St Mungo's  
Ending homelessness  
Rebuilding lives

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Document Control:

Title: 0541 -Prowse Place Recovery College  
Issue: PLANNING  
Date: 17/02/2020  
Revision: P1

This report has been prepared for:

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by

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KC+A Practice Profile

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Lawrence Road, Haringey



Gascoyne Road, Hackney



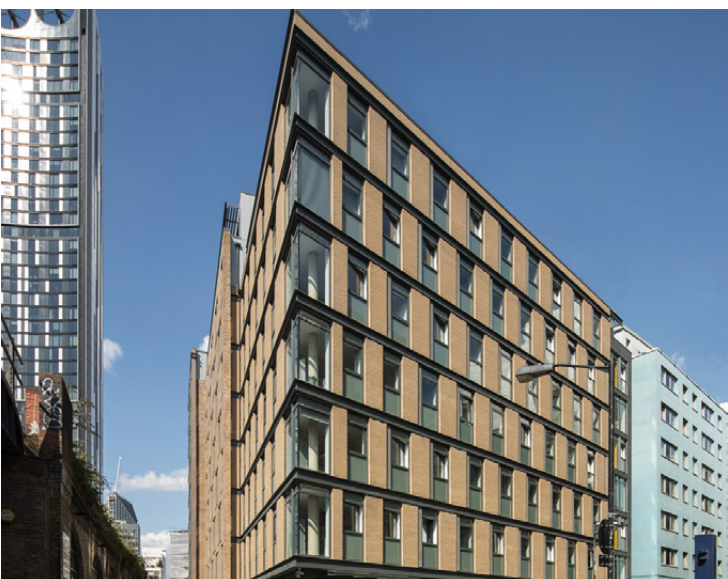
Orchardson St, Westminster



Atrium development, Camberly, Surrey Heath.



Spaniards End, Brent.



Hampton Street, Southwark



Tarling Road, Newham



Holloway Road, Islington.



Campsbourne Road, Haringey

Kiran Curtis Associates are an award winning practice, established in 1997, and based in Islington, London. Kiran Curtis was previously a director of McMahon & Curtis Architects.

Over the past two decades, the company has gained a very wide range of experience designing mixed use schemes, private and affordable housing, estate regeneration and master planning.

From the outset KC+A engages in positive dialogue with the client, key stakeholders and regulatory bodies in order to identify key opportunities and challenges at an early stage. KC+A excels at unlocking the full potential of every site. To achieve this we balance creative thinking with pragmatism. Our work is underwritten by the ability to listen, a willingness to negotiate and an understanding of the importance of clear and persuasive communication.

KC+A have developed specialist expertise in sustainable urban design and have been commissioned by the Environment Agency to contribute to their recently published guide: Building a Better Environment.

Our clients include a number of Registered Social Landlords including Circle, Sanctuary & L&Q, public sector organisations such as Lambeth Housing, London Borough of Hackney & the Environment Agency. Also regeneration companies including Land Securities, Bellway, and Crest, along with blue chip clients such as Diageo Pension Fund, BUPA and Savills.

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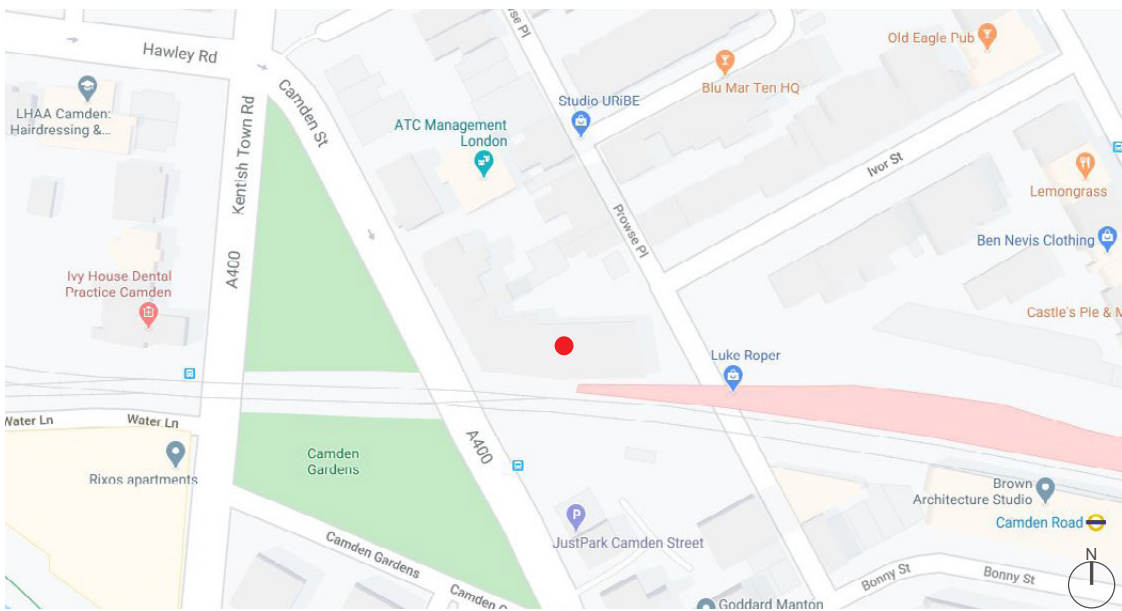




Bird's Eye view of Arches 30-38 Prowse Place



Site



St Mungo's Community Housing Association plans to take possession of Arches 30-38, Prowse Place and proposes to convert these railways arches into a Recovery College.

The Site was previously occupied by a single tenant (Warren Evans) who operated on site for a period of at least 10 years before going into receivership in 2018. The Site has remained vacant since this point and its lawful use is a Sui Generis use, composed of a mixture of retail show rooms (Class A1), office space (Class B2) as well as some storage space (Class B8) as approved under permission LPA Ref: 2008/4000/P granted in March 2009.

The St Mungo's Recovery College is a pioneering, inclusive learning programme, based on the principle that learning can be a transformative experience. Courses are designed, delivered and attended by St Mungo's clients, staff and volunteers, and they are also open to the general public. All courses are free and run by volunteers.

A diverse range of activities are planned within the college, including literacy and numeracy skills, progression in education, employment skills such as CV and interview training, construction trade skills, art & craft, yoga and mindfulness classes.

Staff and clients will share a common entrance at ground floor to a variety of communal spaces, offices and event rooms as well as a Construction Skills department. Teaching rooms will be located at first floor level in addition to further Construction Skills spaces.

St Mungo's recovery college on Rushworth Street in Southwark will close and the operation will be moved to Prowse Pace. At Rushworth Street an average of 100 students attend per month with up to 20 per day. As with other adult education facilities attendance is generally spread throughout the day rather than at any one time.

The Prowse Place Recovery College is expected to include a regular staff of approximately 30 full time employees and 30-40 visitors.

Sheffield stand cycle parking for users of the Recovery College will be provided within the external spaces as well as secure cycle parking for staff.

Site Location

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Front facade from yard accessible from Prowse Place



Rear facade accessible from Prowse Place



Typical condition of first floor space



Typical condition of first floor space



Main entrance gate on Prowse Place



Ground floor and main entrance



Vaulted brick space in smallest arch

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Full Planning Permission, Change of Use

It is proposed to change the use of the premises from Sui Generis to a mixed D1, B1 and A1 use. Other associated works are also proposed including minor alterations to the external facades to accommodate new plant and the provision of cycle parking

Facilities to be provided within the Recovery College include classrooms, computer suites, event/ teaching/ mediation rooms, offices, staff facilities and storage. Part of the unit will also provide a Construction Skills facility and an ancillary Class A1 use is sought to enable the potential sale of plants grown as part of St Mungo's Putting Down Roots – a horticultural training programme.

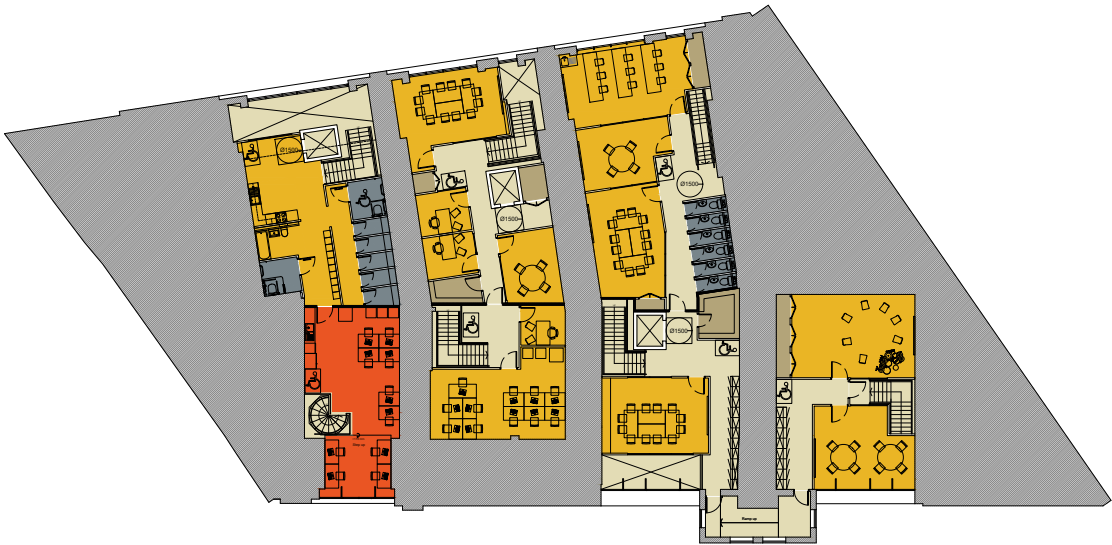
The proposed internal alterations result in a minor increase of internal floorspace by 3m<sup>2</sup>. No change is proposed to the hard landscaped courtyard and service yards excepting the provision of staff and visitor cycle parking in the southern courtyard.

The proposals will enable the relocation of an existing St Mungo's Recovery College at Rushworth Street, London, SE1. It will also allow St Mungo's to improve facilities as the existing building on Rushworth Street is not welcoming from the street and once inside it has an isolated and confusing layout which is not conducive to an engaging, friendly, supportive and vibrant atmosphere for students.

The recovery college will be located on two levels; ground floor and first floor, level access will be available from Prowse Place. The arches are connected at ground floor level and platform lifts will provide vertical access to each arch in addition to staircases.

Cycle parking will be provided for both staff and clients.  
Secure Long Stay Spaces: 12  
Short Stay Spaces: 8  
Figures calculated in conjunction with 'D1 - College' standards + 20%.

Three parking spaces are allocated in the northern service yard. This includes one space for the Construction Skills facility, one for loading and deliveries and one disabled parking space.



Proposed Building Usage Diagram - First Floor



Proposed Building Usage Diagram - Ground Floor

- Offices (B1)
- Recovery College (B1 and D1)
- Storage for B1 and D1 uses
- Building facilities/services
- Circulation

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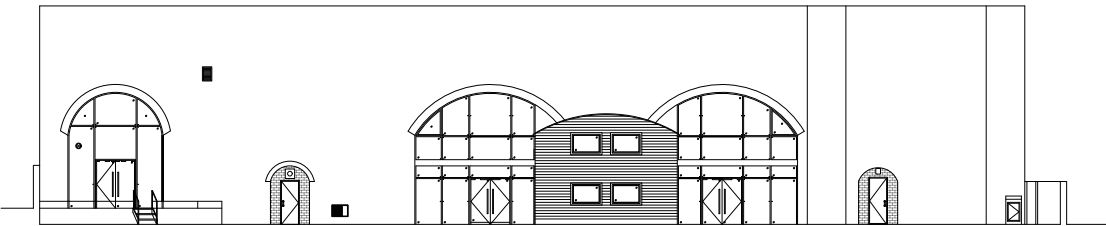
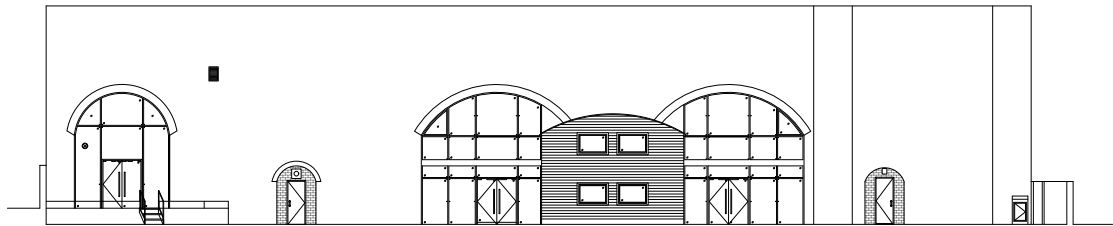
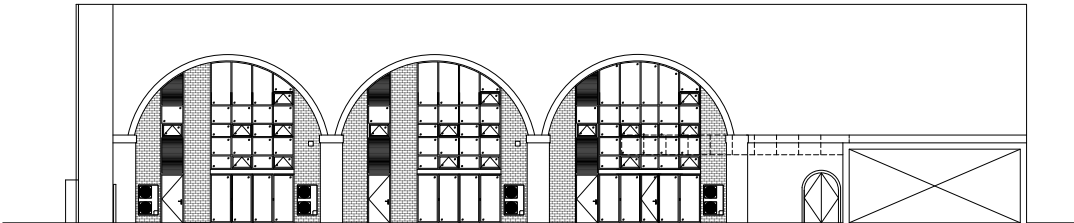
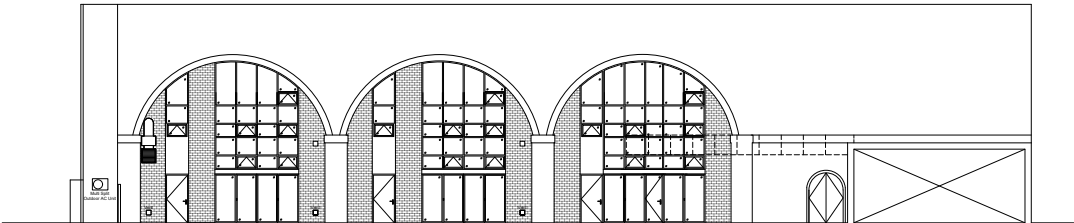
Heritage Statement

The Site is located within the Jeffrey's Street Conservation Area and within the Camden Town business improvement district. The site also abuts the Kentish Town Neighbourhood boundary area to its western boundary.

The proposal includes minor alterations to the external facades to accommodate new plant and the provision of landscaping and cycle parking. The proposed internal alterations result in a minor increase of internal floorspace by 3m<sup>2</sup>. The existing unit is set back from the site boundaries with the overall appearance dominated by the overhead railway line and the brick tunnel underneath it on Prowse Place.

Views of the northern part of the site are also screened by a solid brick wall, gate and a two storey residential property at 5 Prowse Place. The unit is visible from longer street views from Ivor Street and existing glazing and plant is visible from the top of Ivor Street, its appearance is however softened by existing trees and vegetation running along the boundary wall to 5 Prowse Place. Views of the southern part of the site from Prowse Place are limited due to the extent of the overhead railway line above the unit, the solid brick wall and gate along Prowse Place and the two storey commercial building at 3 Prowse Place. Proposed additions will not significantly change the character, appearance or setting of the unit within the Jeffrey Street conservation area.

The proposed alterations have only a minimal impact to the overall character and appearance of the facade and are not visible from the adjoining streets. Further to this, the proposals will have no effect on listed buildings. The proposals therefore preserve and enhance the conservation area.



Existing External Elevations

Proposed External Elevations

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Purpose



The St Mungo's Recovery College is a pioneering, inclusive learning programme, based on the principle that learning can be a transformative experience. All activities at our College are underpinned by our recovery service ethos.

The Recovery College learning experience is based on principles of co-production. Courses are designed, delivered and attended by St Mungo's clients, staff and volunteers, and they are also open to the general public. All courses are free and run by volunteers.

The recovery college offers workshops for those with no experience in teaching who are interested in running a course and are not sure how.

Unlike at traditional colleges, the main focus is not on achieving a qualification. Instead, the Recovery College provides a supportive educational environment in which people have the opportunity to sample a wide range of subjects and wellbeing activities alongside a diverse group of peer learners.

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