

TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)

154 - 158 WEEDINGTON ROAD, LONDON, NW5 4NU

DESIGN & ACCESS STATEMENT

June 2020

**Robert Savage & Associates
11 Eton Garages
Belsize Park London NW3 4PE**

1. INTRODUCTION

- 1.1 This Design and Access Statement accompanies the planning application submitted by Robert Savage Associates on behalf Kentish Town Baitul Aman Mosque 11th June 2020 for the following proposed development.

The change of use of 154 Weedington Road from A1 to D1 and the renovation and refurbishment of 154, 156 & 158 Weedington Road, London NW5 4NU.

2. ASSESSMENT

Physical Context

- 2.1 The application site is located 30 metres from Queens Crescent, a local neighbourhood centre. The site is currently a mosque at 156 - 158 and A1 shop at 154 Weedington Road.

The site area is 341sq.m. (0.0341 hectares).

Queens Crescent market is long established and is in operation on Thursdays and Saturdays.

Queens Crescent Community Association began in 1999

As part of the refurbishment and expansion of the mosque, the proposed new meeting room will be made available to the Queens Crescent Community Association and the Queens Crescent Traders for community purposes when not in mosque use.

- 2.2 The expansion of the existing mosque has been the subject of discussion for several years and features prominently in the public consultation carried out into the regeneration of Gospel Oak and a large article featured in the Camden New Journal on 5th September 2019.



Aerial view of site as existing.

3. DESIGN

- 3.1 The proposed new mosque has been designed to provide the community with a modern, fit for purpose space that not only respects the basic principles for mosque use, but also adds female facilities, disabled access, men's facilities, reception / office, meeting room & library, kitchen, shower room, , Imam room and prayer hall.

The existing shop frontages are to be replaced as indicated on the drawings.

Walls to be "Fibrocem high impact render" finished in Magnolia at ground floor level.

Windows to be powder coated steel frames with triple glazing.

New timber doors to be set in powder coated steel frames with automatic opening and soft close mechanisms.

Stained glass to be used as indicated on the drawings.

Tiled awning to be replaced with solar awning to provide 3 kw of electricity.

Discreet security cameras and lighting.

New level access to the building facilities is proposed at all 3 entrances, with ramped access to the prayer hall available at 154 Weedington Road.

The proposed new toilets areas provide 1 disabled access toilet in each. There are a total of 2 cubicles in the female area and 5 in the male area. It further proposes to harvest the grey water from the ablutions areas to flush the toilets.

The existing ground floor layout has been altered at varying stages over the years with floor to ceiling heights ranging from 2.1m to 2.6m. There are numerous existing down stand beams at varying heights and the extent of any continuous fire protection across the complete ceiling is unknown at this stage.

The proposal seeks to replace the existing ground floor structure with a new structural frame that reflects not only the current but any future use of the building.

The FFL of the prayer hall will be lowered by approx. 300mm.

The existing door and historic window openings to the rear elevation are to be relocated with the installation of obscure glass brick panels and new high security steel fire escape doors as indicated on the drawings.

The refurbishment will not only comply with the relevant current Approved Documents but seek to exceed the requirements.

Amount of Development

- 3.2 The application proposal involves the change of use at 154 Weedington Road from A1 to D1 (138 Sq m.) and the remodelling of 156 & 158 Weedington Road (167 Sq m.) to create the new Kentish Town Baitul Mosque with a new overall floor space of 305 Sq m.

Layout

- 3.3 The new female and male entrances are sited at 158 and 156 Weedington Road respectively. Entry is via 1240mm wide electrically operated doors with level access. Both entrances have been designed in accordance with *'The design standards for Muslim prayer facilities within public buildings'* leading to the WC (both male and female facilities have an accessible wc) and shoe rack areas. The ablution and lobby areas then lead to the Prayer hall. To the rear wall of the Prayer Hall there are 2 fire exit doors and 4 stained glass panels.

The entrance at 154 Weedington Road leads to the reception office, meeting room & library, kitchen, shower and room along with ramped access to the Prayer hall and fire escapes to the rear.

Appearance

- 3.4 The existing front elevation is in very poor decorative condition. The projecting roof awning over the ground floor shops has sagged over the years and the building has a very tired appearance. The proposals seek to carry out repairs to the render at first and second floors and repaint in an off white finish. The projecting roof awning is to be replaced and finished with code 4 lead trim / flashings and solar panels. The new render to the ground floor

6. ACCESS

- 6.1 24 and 46 bus routes can be accessed from bus stops within 200 metres of the Site. Kentish Town West station is 400 metres away and Gospel oak station and C11 bus stops are 600 metres away.
- 6.2 Level access to the all three entrances, with ramped access provided to the Prayer hall from 154 Weedington Road.
- 6.3 A further measure being adopted by the mosque is the active promotion of car free travel for worship.

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