

DESIGN AND ACCESS STATEMENT

30 LEIGHTON ROAD

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INTRODUCTION

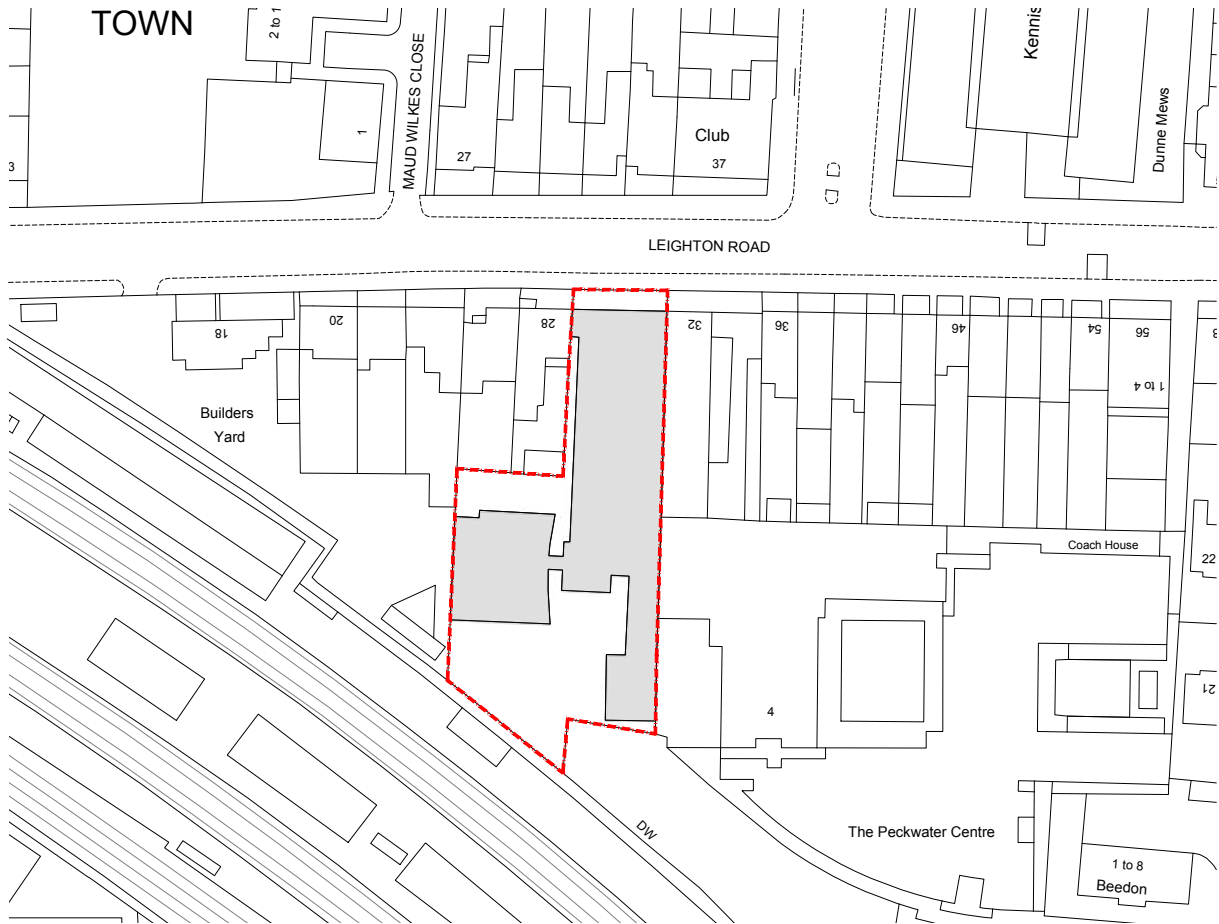
This design and access statement has been prepared by Kennedy Woods Architecture on behalf of the applicant, N Family Holdings Ltd (trading as N Family Club) and is submitted in support of an application for full planning permission and listed building consent for the following development:

“Reconfiguration of room arrangements in the building in association with the use of the building as a Children’s Nursery (Class E). Extensions to create link corridors.”

The existing use of the building as offices falls within Class E so no change of use application is required.

This document provides additional information relating to the site, including details of the proposed works, material considerations, relevant local authority planning policy and the heritage listing. The Application should be read in conjunction with the Planning statement and Heritage appraisal.

CONTEXT



LOCATION & SITE CONTEXT

The site is located on Leighton Road, within the Kentish Town conservation area. The main road is to the north of the site with the south of the site bounded by Kentish Town railway station.

The site comprises various buildings from different periods. To the north of the site is the Postmens Office, a sorting office built in 1903. This is a heritage asset with a Grade II listing. The Postmens Office was bought by the current owners in 1996 and has since functioned as an office space. In the late 90s, the larger 'Studio Block' office building was added to the rear of the site, followed by another smaller office building in 2005.

To the west of the site, there is a terrace of private 3-storey houses with back gardens adjoining the side of the Postmens Office and the front of the Studio Block. Behind these, adjoining the railway, is a storage yard and vehicle depot. To the east of the site is a combination of office and healthcare uses in fairly modern flat roofed buildings. To the south of the site is a school.



Visualisation from previous consented scheme in 2020 (reference: Design and Access Statement 7th Feb 2020 by Quinn Architects)

PLANNING HISTORY

Previous consented scheme – 2015/4778/P

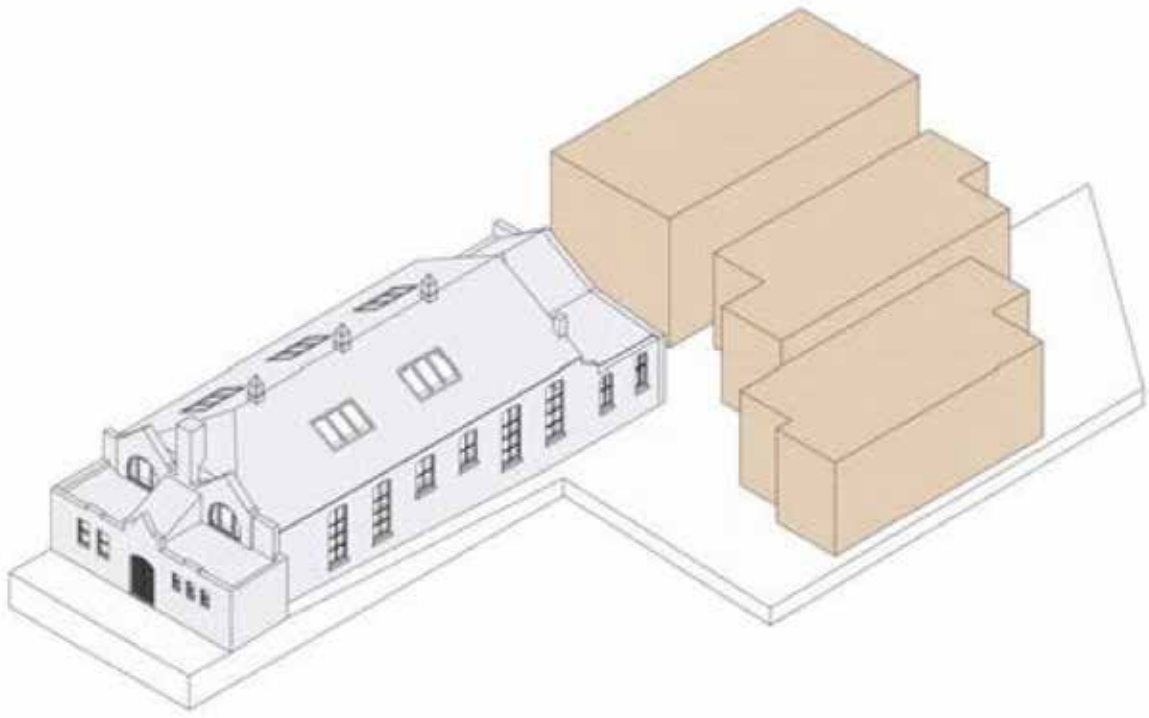
Planning and Listed Building consent granted for the construction of 2-3 storey blocks to the rear of the site, providing 2 live/work units, 7 residential units and a range of internal and external alterations to the existing Listed building. Access to these via a communal access corridor formed through Postmens Office.

Previous consented scheme – 2020/0644/P

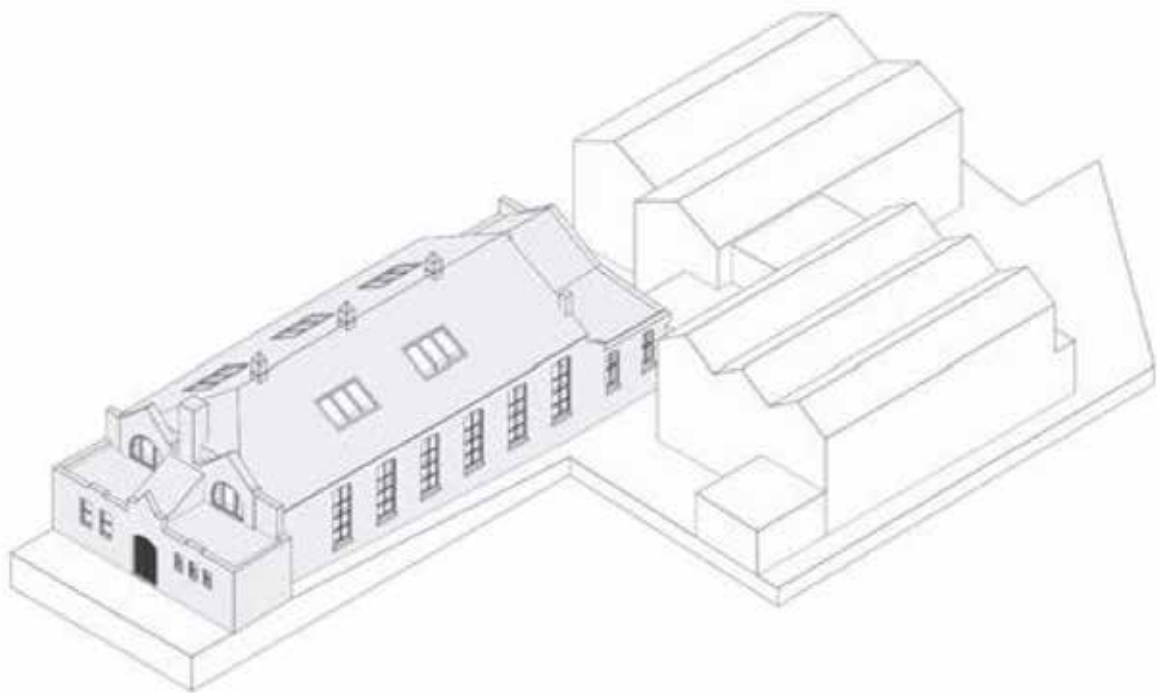
Demolition of modern additions to the rear of the site. Two new blocks, linked by a lower internal circulation core with the taller of the two blocks set to the height of the Postmens Office.

Proposed scheme as part of this application:

The proposals illustrated in this application are considered to have minor impact on the site in comparison to the schemes that were previously granted planning consent. The buildings are retained and refurbished with very minor extension, only for the purposes of connection.



Axo from previous consented scheme in 2015 (reference: Design and Access Statement 7th Feb 2020 by Quinn Architects)



Axo from previous consented scheme in 2020 (reference: Design and Access Statement 7th Feb 2020 by Quinn Architects)



OVERALL SITE DESCRIPTION

The site currently operates as office space, with the Postmens Office Hall as the main work space and the smaller rooms to the rear of the listed building as meeting and workshop rooms.

The modern units are built close to the rear of the Postmens Office. The rear facade has been enclosed with a glass roof to form an internal atrium. The original rear facade brickwork has been rendered over beneath the glazing with modern doors and steps into this space.

To the rear of the site are a collection of small structures built between 1998 and 2005. These have a white painted render finish with plastic and metal-framed windows and doors facing the garden. There is a strong connection to the rear amenity space. The use comprises a management office in the larger studio with a kitchen, plant room and print room in the remaining units.

In the rear garden, a large curved wall bisects the rear of the site, providing visual privacy to the studio from the external courtyard. The proposals include for the removal of this wall to open up the amenity space and garden views.



BUILDING DESCRIPTION

The Heritage Statement accompanying this application looks in detail at the historic significance of the listed Postmen's Office building and the proposed alterations.

30 Leighton Road is part of a line of listed buildings within the Kentish Town Conservation Area. It was designated as Grade II in order to protect its historic fabric and positive contribution to the conservation area.

The modern insertions and additions to the building are not of heritage value or significance. There have been some alterations made to the rear of the building, and damage has occurred to the main hall due to water ingress from the aging roof and gutters.

The sensitive refurbishment of the site provides the opportunity to resolve the water ingress issues and provide a high quality restoration of the Postmens Office. Please refer to the Heritage statement for further information.



Birds eye view of the site looking North.



Birds eye view of the site looking East.



Birds eye view of the site looking South.



Birds eye view of the site looking West.



View East Along Leighton road.



View West Along Leighton road.



Aerial view of site



Pedestrian View from the opposite side of the road, looking directly onto the site.

PROPOSAL



Nursery at Twickenham - playroom mezzanine



Nursery at Twickenham - retained features

DESIGN CONCEPT

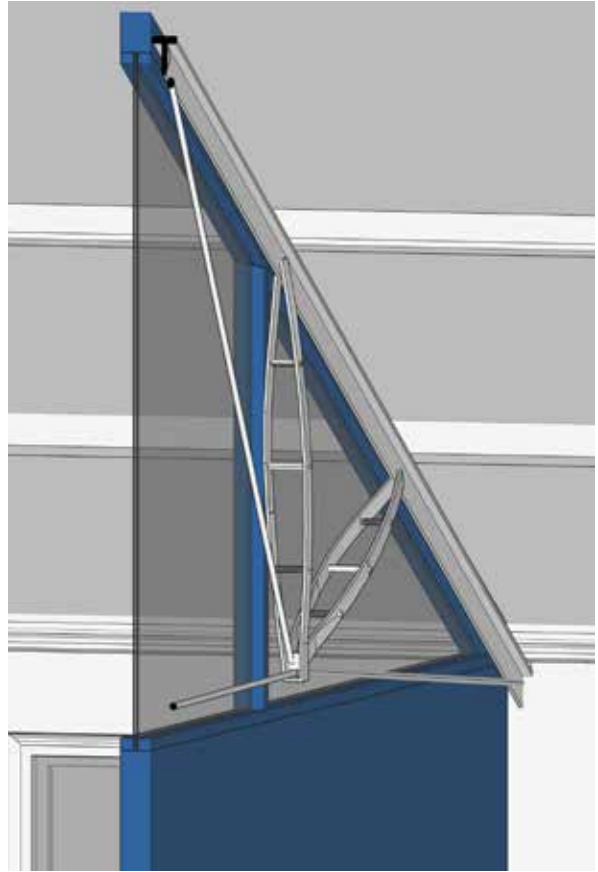
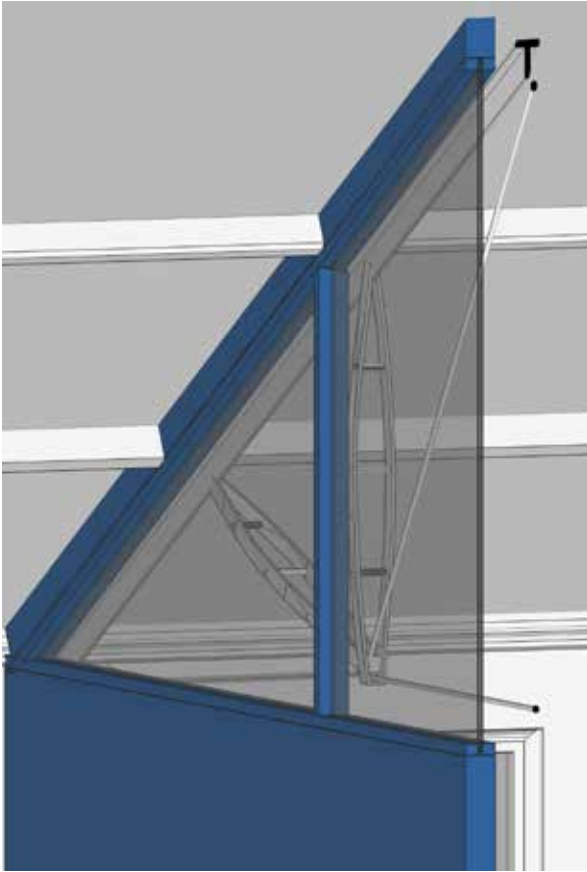
30 Leighton Road is a large site with good open space, a high quality existing building and excellent transport links, making it an ideal site to be re-purposed as a children's nursery.

The design approach is to sensitively restore the historic building and bring out its original features and character, while making it fit-for-purpose as an Ofsted Outstanding Nursery school. This means adjusting layouts to comply with Early Years Foundation Stage requirements, including the addition of children's WCs and nappy changes directly accessible from each classroom.

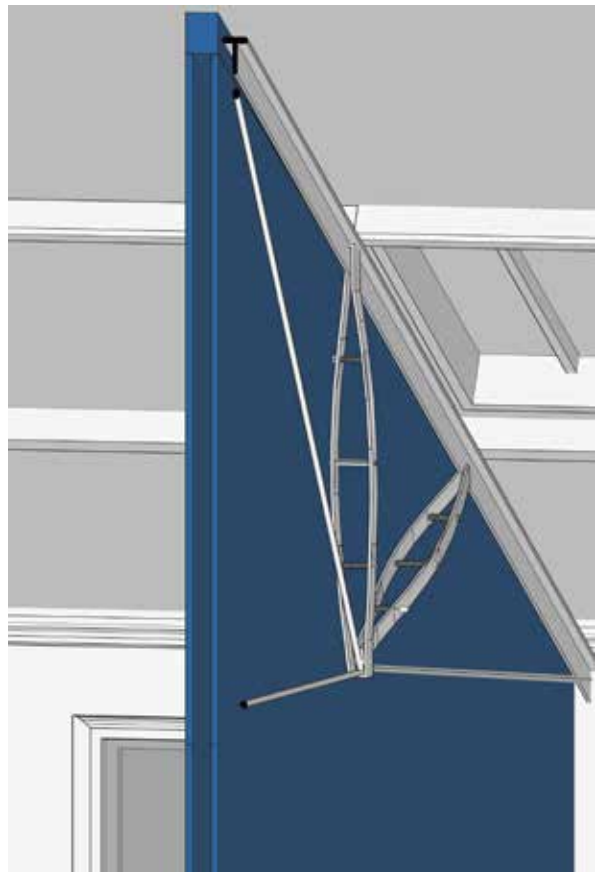
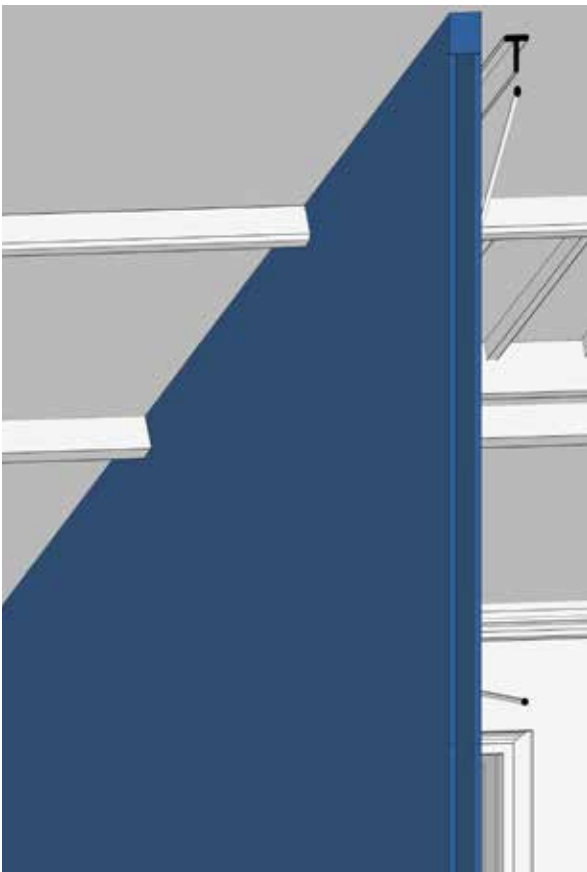
Wherever possible, we have sought to remove non-historic features and poorly considered services and replace more sensitively. The proposed external alterations to the building are small scale and sympathetic, including the removal of some poor-quality 20th century additions. The proposals also involve repairs and restoration to make the building water-tight, particularly at roof-level.

Necessary storage such as buggy and scooter stores are neatly concealed from view. The principal elevation will be enhanced through the removal of security fittings and refurbishment of the existing railings. New timber clad bin stores also help to upgrade the setting from the street.

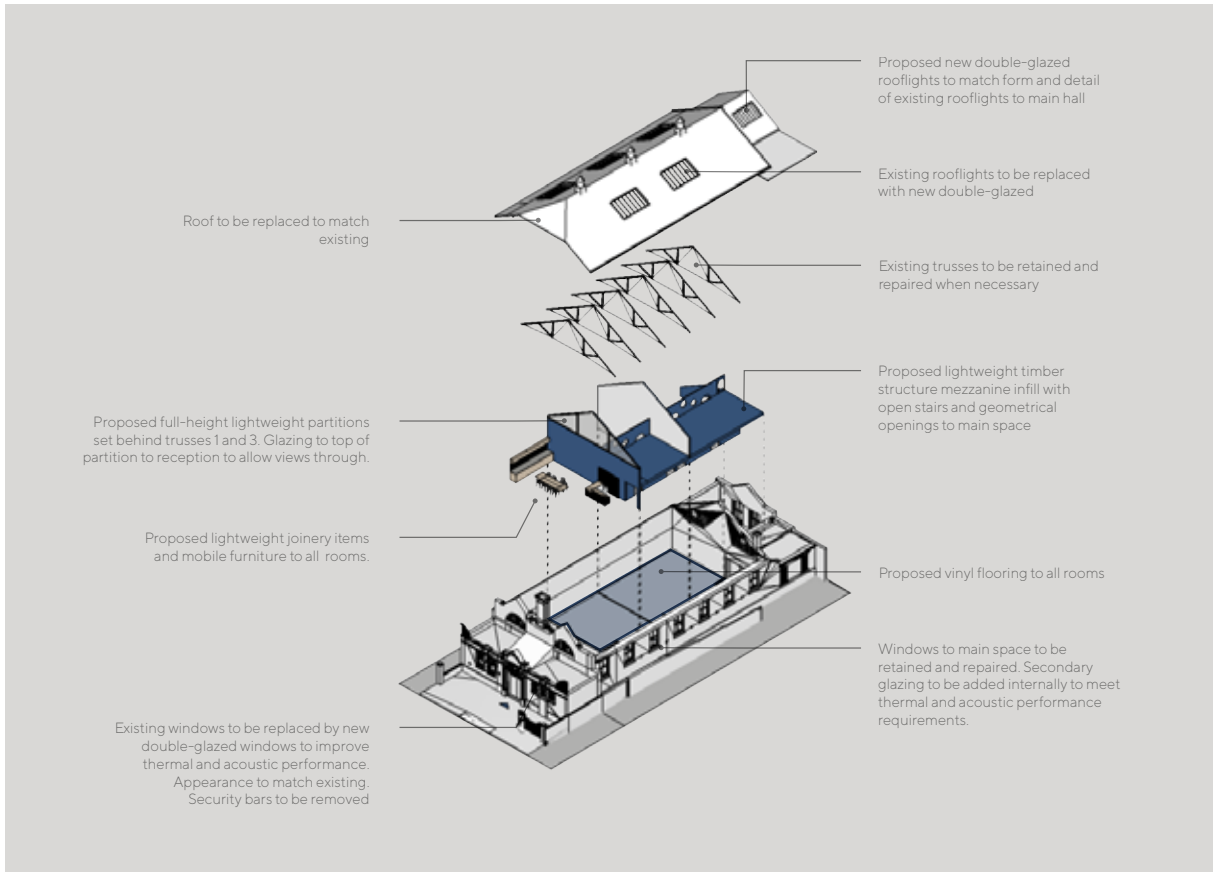
A glazed section at the top of the full-height partition to the reception will allow views through to the existing trusses and ceiling detail. The full-height partitions to the main space will be erected so as to cause no physical harm to the building and be completely removable for the future. Existing building features will be sensitively retained and refurbished to enhance the original character of the building.



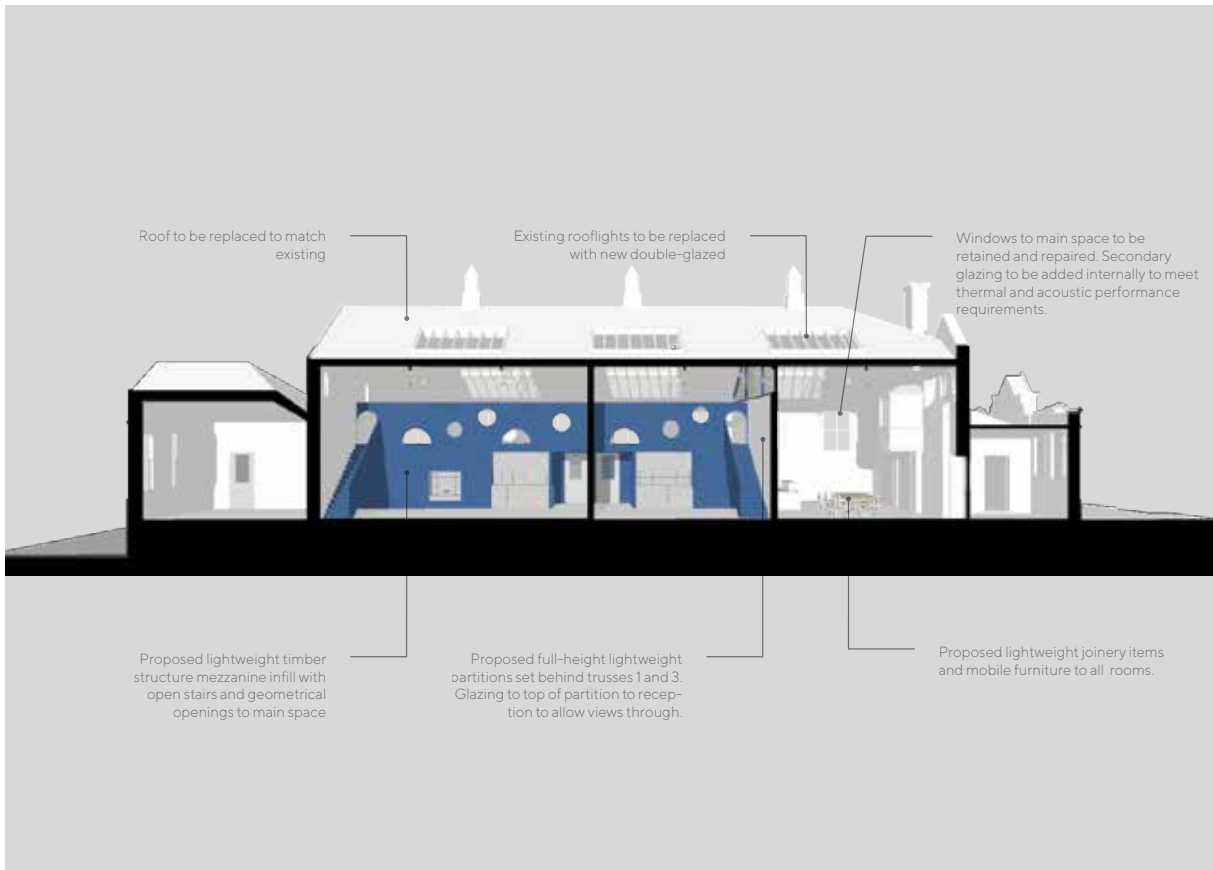
Detail views of partition between reception and playroom 01



Detail views of partition between playroom 02 and playroom 01



Axonometric view of proposal for main space



Section through proposal for main space



LAYOUT & USE

The proposed use for the site is Nursery School, run by a private operator – N Family Club, who have another nursery in Camden on Woodchurch Road. The nursery reached capacity within the first few months of opening, and feedback has shown that there is to be ample demand in this area for additional early years education facilities.

Alongside classrooms, the nursery also provides a small seating area for parents by the reception, a kitchen for preparing children’s food fresh each day, and other ancillary spaces for management. The amenity is divided into two gardens – one for babies, one for toddlers and preschoolers.



Visualisation of a concept for the Baby Room at N Family Club, 47 Tulse Hill, Brixton

OPERATION

N Family Club believes that Nursery is more than day care. In keeping with this the Nursery runs a curated, monthly programme of one-off special events, workshops, talks and shows aimed at both families and parents.

The Nursery has achieved an enormous amount since the launch of the Stoke Newington site in October 2017

- Finalist for 2019 Nursery World & NMT awards
- Site 1 - At capacity in 6 months post-launch
- Site 2 - Second site has a waiting list in 2/3 rooms (6 months pre-launch)
- 800+ applications for 20 educator roles

N Family Club has also been awarded (April 2019) 'Outstanding' by Ofsted across every category in their first inspection of an operational nursery and family club at the premises at Defoe Road, Hackney.

Some key aspects of the Nursery operation that make it stand out:

- All of the educators have - or are working towards - Early Years Degrees.
- A Forest School (daily trips to local parks) is a part of the core learning programme, introducing city kids to the great outdoors.
- Parents can chart their child's progress real-time using the N Family app.
- All meals are freshly prepared on site daily, and menus planned with nutritionist Laura Matthews - formerly Head of Nutrition at Jamie Oliver. For more information visit www.nfamilyclub.com



Visualisation of the Baby Room at N Family Club, 125 Mare Street, London Fields



Visualisation of the Toddler's Room at N Family Club, 5 Defoe Road, Stoke Newington



ACCESS

The site has an established access point off the public highway. The railings leave space for ingress and egress of persons and vehicles. There is a dropped kerb to enable vehicular access onto the site and the front forecourt can provide off-street parking for maximum two vehicles. There is level access for pedestrians from the public highway into the building.

Across the site there are some level changes. A considerable level change occurs between the ground floor level of the Postmens office main building and the newer additions to the rear, negotiated via seven existing steps. The proposals include for repositioning these steps and incorporating a platform lift to provide an accessible route to the rear spaces. Only Playroom 07 does not benefit from level access (there are equivalent provisions with level access elsewhere on site.)

Cycle and bin storage will be sited externally to allow for easy, level access. Buggy and scooter storage is located both internally and externally, with level access provided to both stores.

Fire Safety and Evacuation

The proposed scheme has been reviewed by a fire safety consultant and building control consultant to assess the fire strategy and means of escape. Although day-to-day access is restricted to the main entrance, at times of emergency, egress is possible via the rear gate. The detailed fire safety and evacuation policy and procedures will be managed by the nursery operations team.



TRANSPORT

The site is well served by public transport. Transport for London rates its Public Transport Accessibility Level (PTAL) as 5, indicating very good access. The site has good pedestrian accessibility to the surrounding area and public transport access points. The site is within walking distance of the amenities of Kentish Town Road and Kentish Town tube station and railway station is within 240m (a 3 min walk.) This allows access to the Northern line and Thameslink services.

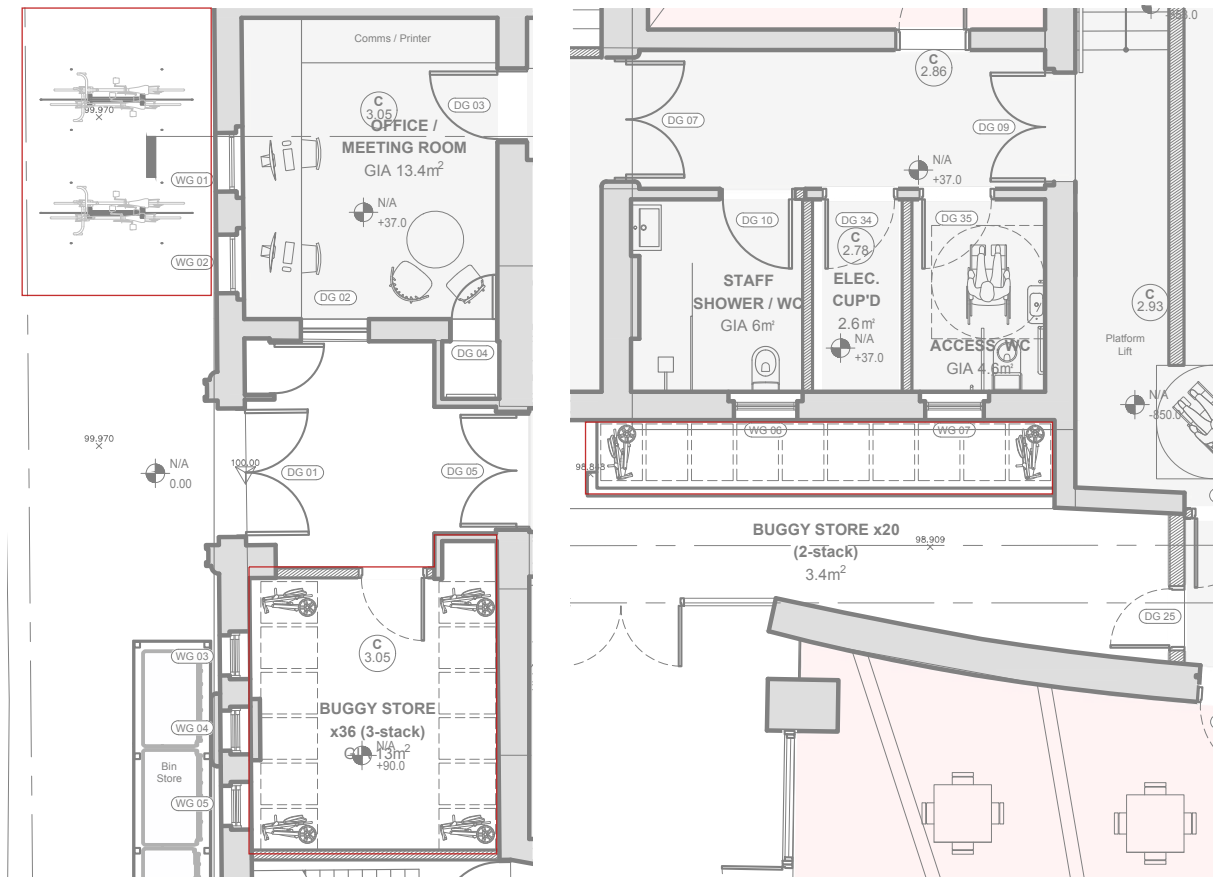
There are dedicated cycle lanes marked on Leighton Road. The nearest Transport for London cycleway begins on Kentish Town Road and runs all the way into central London and beyond.

There are five local bus routes accessible within an 8 minute walk radius including the 393, 88, 134, 214 and N20 lines. The closest eastbound and westbound bus stops are within 100m of the site.

Parking

The site is within a Controlled Parking Zone (CPZ). There is space to the front that has previously been used as off street parking for a maximum of two vehicles. There is no dedicated cycle parking on the site at present.

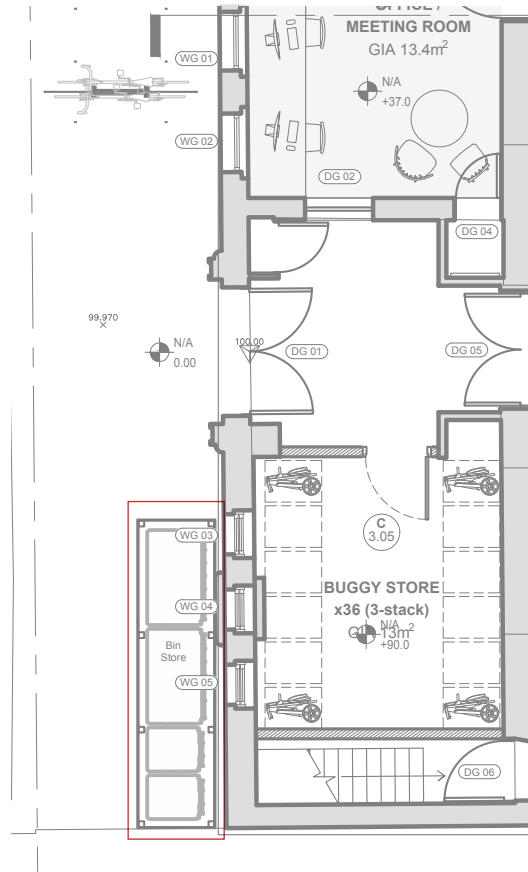
The car parking spaces will be removed and replaced with a bin store area, cycle parking and planting. The development will therefore be 'car-free' and all employee / visitor trips to the site will be achieved by public transport, cycling or walking.



BUGGY, SCOOTER AND CYCLE PROVISION

The London Plan advises that Nurseries/Schools require 1 cycle parking space per 8 staff and 1 space per 8 students (long stay) as well as 1 space per 100 students (short stay). As the Nursery will be for younger age groups (0-3 years), it is more appropriate to provide scooter parking and buggy storage. The scooter and buggy storage will be located both internally and externally, with level access for ease of use.

There will be 30 members of staff on-site and hence 4 cycle parking spaces are required and provided. The bike stands provided on site are Sheffield style hoops.



REFUSE

Waste storage is proposed in an enclosed timber-clad bin store located externally, to the front of the building.

The Nursery waste storage requirements, based on their other sites, are as follows:

- 1x 660 litre general waste bin
- 1x 660 litre recycling bin
- 1x 240 litre clinical waste bin
- 1x 240 litre food waste bin

A member of staff would bring the bins out of the store on the day of collection.



SUSTAINABILITY AND CONSTRUCTION

The application proposes to use sustainable materials and recycle where possible during the construction.

All lights will be LED low energy fittings, with PIR and daylight controls for garden and external lighting generally, security lighting to use maximum 150W lamps with PIR control and day/ night sensor.

All timber proposed will be from PEFC certified sources, and treated with an environmentally friendly wood stain.

Replacing the single-glazed windows (currently in a condition of disrepair) with double-glazed units or adding secondary glazing will significantly improve the thermal performance of the building and improve energy efficiency.



REPAIRS & OTHER ALTERATIONS

Any minor repairs required to the main building will be undertaken by a heritage specialist in like-for-like materials. Any redecoration externally if required will be to match existing.

Other external alterations, which affect the site and setting are as follows:

- Extension to create link corridor
- Replacement of existing glazed link with new, wider link
- New bin store and buggy store
- New high-quality rooflights
- Replacement and secondary glazing
- New open top plant enclosure with acoustic cladding
- Landscaping to rear garden



CONCLUSION

This planning application seeks Full Planning Permission and Listed Building Consent for works to 30 Leighton Road - reconfiguration, refurbishment and a link corridor extension to allow for use as a nursery school.

The proposals involve an improvement to the functional use of the building and gardens in order for it to operate as a Nursery school. Enhanced landscaping and upgraded buildings will create vast improvements to the quality of spaces.

The proposed design has taken account of the heritage status as well local and national planning policies, and all other relevant considerations.

Consideration has also been given to the building's relationship with neighbours, and will not lead to significant harmful impact on amenity in terms of light, noise, or privacy.

For the reasons set out above, and as per the accompanying heritage statement, planning statement, Schedule of Works and Services Statement, the proposed scheme is considered to be in keeping with all relevant policies.

APPENDIX



1. View of existing entrance with bin and rubbish dumped behind railing



2. Existing lean-to structure with glass block wall showing signs of disrepair



3. Existing mezzanine structures with dark, low quality storage space below



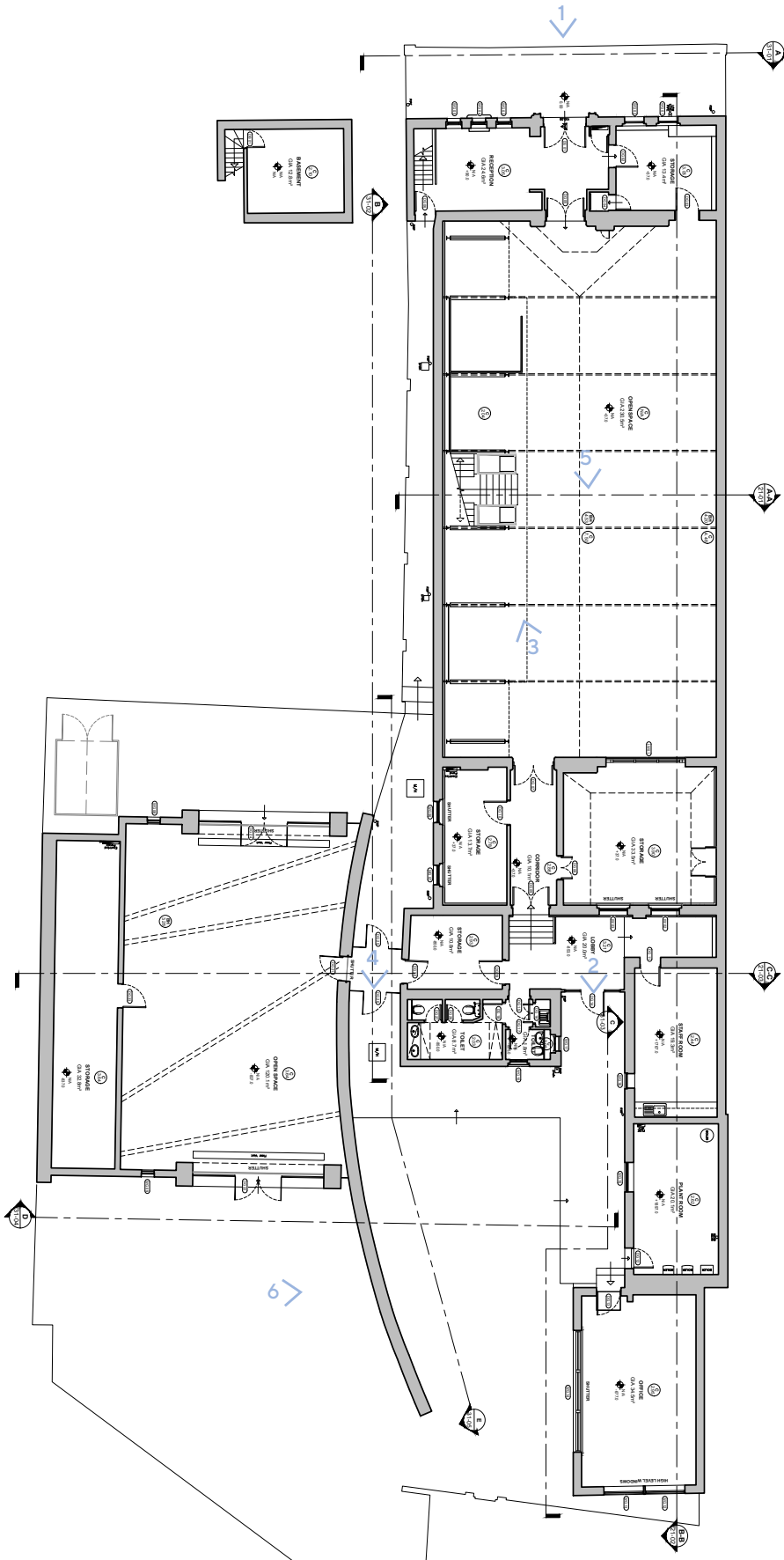
4. Existing narrow glazed link between buildings



5. Existing roof trusses and rooflights



6. Existing bisecting wall in rear garden



n. family club

KENNEDY WOODS ARCHITECTURE

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