

DESIGN AND ACCESS STATEMENT

2 Prince of Wales Road, London NW5



For London Borough of Camden
September 2021

Drawings attached with this application

		Scale	Sheet size
380_PL_0_1250	Location plan	1:1,250	A4
380_PL_0_01	Existing site plan	1:250	A3
380_PL_0_10	Existing plans	1:100	A1
380_PL_0_20	Existing sections	1:100	A1
380_PL_0_30	Existing Prince of Wales elevation	1:50	A1
380_PL_0_31	Existing Grafton Yard elevation	1:50	A1
380_PL_1_10-A	Proposed plans	1:100	A1
380_PL_2_10-A	Proposed sections	1:100	A1
380_PL_3_01	Proposed Prince of Wales elevation	1:50	A1
380_PL_3_02	Proposed Grafton Yard elevation	1:50	A1

Issue

31.08.21	Draft for comment
09.09.21	Planning application
06.12.21	Updated: Prince of Wales Road elevation revised

INTRODUCTION

1.1 Summary

CONTEXT

2.1 Site context
2.2 Site photos

EXISTING BUILDING

3.1 Prince of Wales elevation
3.2 Grafton Yard entrances
3.3 Interior photographs

BUILDING HISTORY

4.1 Building history
4.2 Supermarket/ warehouse
4.3 Office for Camden Community Law Centre

PROPOSALS

5.1 Proposals
5.2 Proposed layout
5.3 Prince of Wales elevation

HERITAGE STATEMENT

6.1 Heritage Statement
6.2 Heritage Statement
6.3 Heritage Statement





Site Location

PROPOSAL
Camden Council proposes to develop no. 2 Prince of Wales Road as a Neighbourhood Hub for Kentish Town. The building will provide shared work and activity spaces for use by businesses and local voluntary/community groups, together with accommodation for other organisations that will benefit from co-location.

The brief has been developed from the successful project currently based at no. 19 Highgate Road, NW5. The use of 19 Highgate Road is on a temporary basis as the site is to be redeveloped, and the current proposal will enable existing uses to be transferred to no. 2 Prince of Wales Road.

OBJECTIVES OF THE NEIGHBOURHOOD HUB
The Neighbourhood Hub concept has been developed through discussions with the community to create the next generation of public sector buildings that are both fit to serve the wants and needs of local people whilst also being able to financially sustain themselves in the long term.

Camden Council’s aim is to create a space within 2 Prince of Wales that brings together the different actors in the community (i.e. residents, community groups, businesses and public institutions) to work together in order to:

- increase participation of residents across the local area in shaping their neighbourhood
- improve collaboration to create greater collective impact
- reshape the relationship between the council and the community
- provide a platform for new ideas to grow to make the neighbourhood a better place.

LOCATION
No. 2 Prince of Wales Road is located near the central section of Kentish Town Road, the main high street. It is easily accessible and is close to local facilities such as Kentish Town Sports Centre and Kentish Town Health Centre.



Urban block formed by Prince of Wales Road, Kentish Town Road and Anglers Lane

No. 2 Prince of Wales Road was built as a cinema in 1913. The main cinema entrance was located at no. 197 Kentish Town Road, together with the ticket hall, WCs, staff offices and projection room. This part of the cinema was demolished and re-built around 1960 and is now a separate demise.

Since 1983 no. 2 Prince of Wales Road has been used by the Camden Community Law Centre and associated uses. Accommodation includes office space for staff, a public waiting area and meeting rooms. The main entrance to the centre is on Prince of Wales Road.

The end elevation of the cinema has a commanding presence on Prince of Wales Road and the facade is locally listed. The lower part of the elevation was altered when the building was converted into offices for the Camden Community Law Centre in 1984.

To the west of the building is Grafton Yard, a cobbled side street which provides access to service yards at the rear of the buildings at 5-7 Anglers Lane and nos. 205-213 Kentish Town Road. To the west of Grafton Yard is Una House, with an external amenity space.



View 1



View 2



Site plan showing photographic views



View 3- cross-overs to rear of 201-05



View 4- Una House



View 5- flank elevation



View 6



View 7



View 8



Main entrance with shutter open

The building does not offer a welcoming entrance or contribute greatly to the life of the street, due in part to the grilles and roller shutters over the ground floor openings and lack of windows at the upper level.

The proposals included in the current planning application aim to improve the appearance of the elevation at street level and to improve the visual connection between the street and the building interior.



internal view of entrance



Main entrance with shutter open



SHARED MEANS OF ESCAPE FROM NO. 2 PRINCE OF WALES ROAD AND 197 KENTISH TOWN ROAD

The exit at the rear of the building provides an emergency exit from both no. 2 Prince of Wales Road and no. 197 Kentish Town Road. There is a bin store located adjacent to it, but it is not sufficient in size.

The doors and external lighting are to be renewed.



ENTRANCE FROM GRAFTON YARD

The external door at the centre of the side elevation on Grafton Yard provides access to both floors and an emergency exit from the fire escape stairs. The doors are narrow and there is a change of level of 150mm at the threshold.

It is proposed to widen the door opening and create a more welcoming entrance with level access (the pavement levels will need to be adjusted to achieve this) and a canopy. This will become the general entrance for the building, with new lighting and signage.



Small office overlooking Grafton Yard



Ramped corridor



Large meeting room



Ground floor foyer



Reception



1st floor office



1st floor office foyer

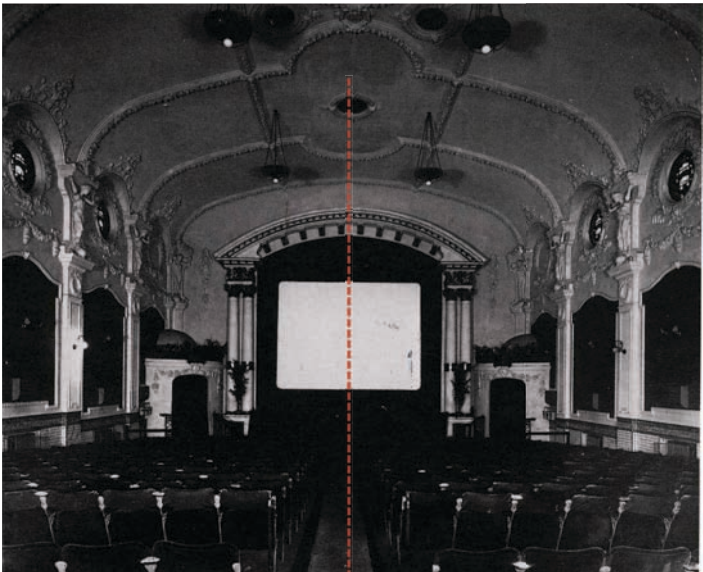
The interior has limited natural lighting, with windows only along two sides. Some rooms have no windows and rely on mechanical ventilation.

Internal ramps provide access between the different floor levels at ground floor (the floor is 250mm at the northern end of the building).

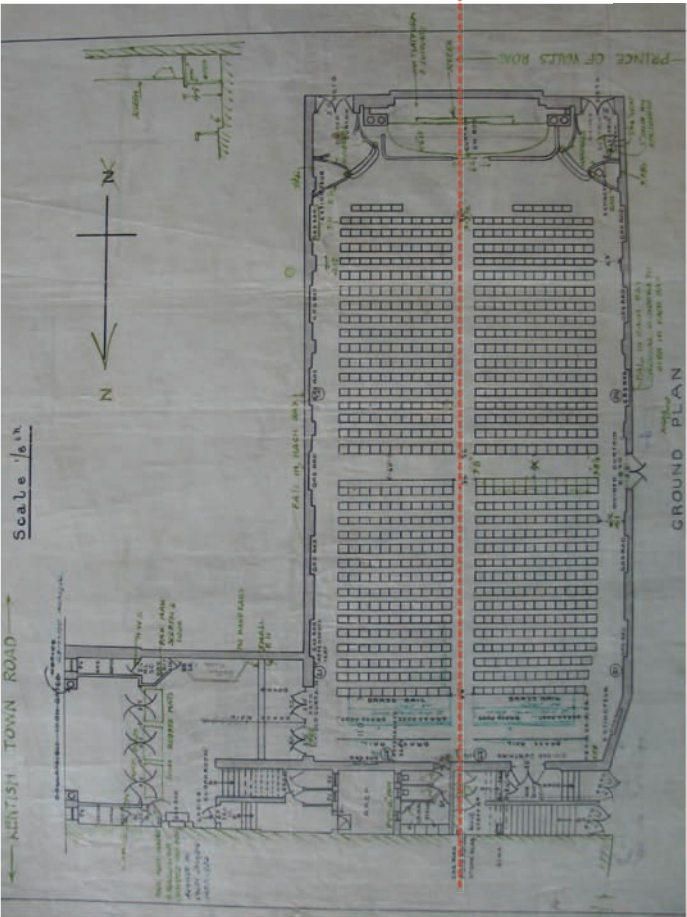
The building is no longer suitable for the Camden Community Law Centre, which is moving to a smaller space



Cinema entrance on Kentish Town Road (demolished c. 1960)



Cinema screen on rear of POW Road elevation



Plan of cinema marked up with alterations, 1950

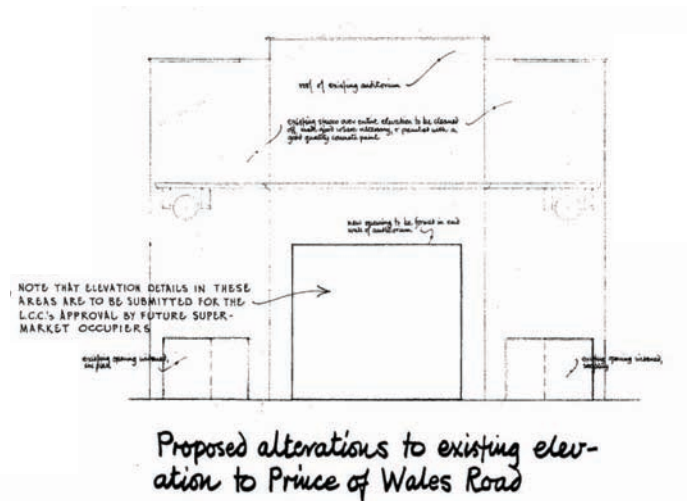
- 1913 Construction of the **Palace Cinema**
Designed by John Stanley Beard
1052 seats
Initially operated by Palatial Cinemas Ltd
1st film was 'The House of Temperley' by Arthur Conan Doyle
- 1920 Building taken over by Provincial Cinematographic Theatres
- 1929 PCT taken over by the Gaumont British Cinemas
- 1948 Cinema renamed **The Gaumont**
- 1959 Cinema closed
- 1960 Planning permission to covert building to a supermarket
- 1984 Planning permission to convert the building to accommodation for a community law centre and a housing aid centre
- 1993 Variation of planning condition to allow use by the Camden Tribunal and Rights Unit



OS map, 1914



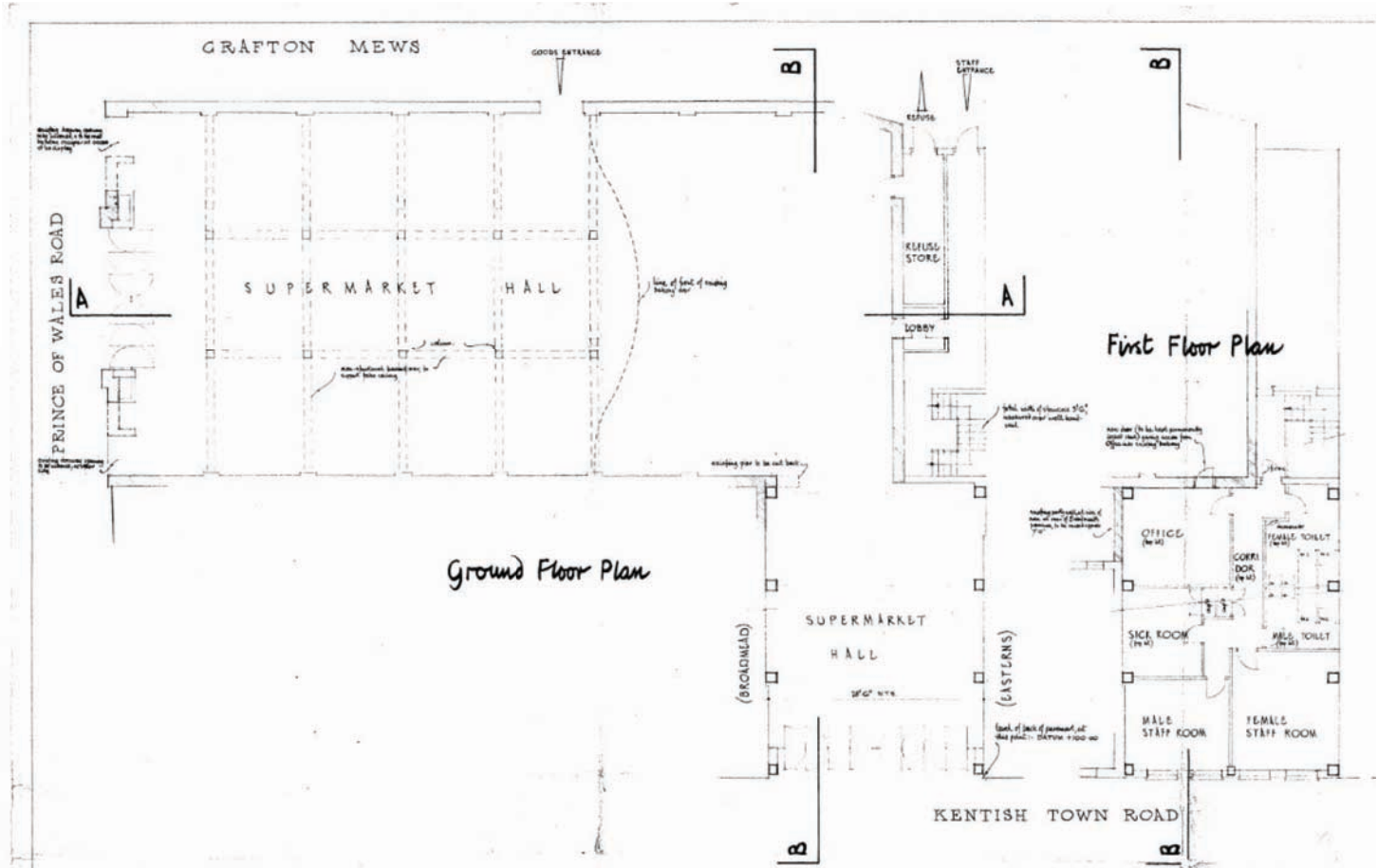
Photograph 1973 © Camden Local Studies and Archives Centre



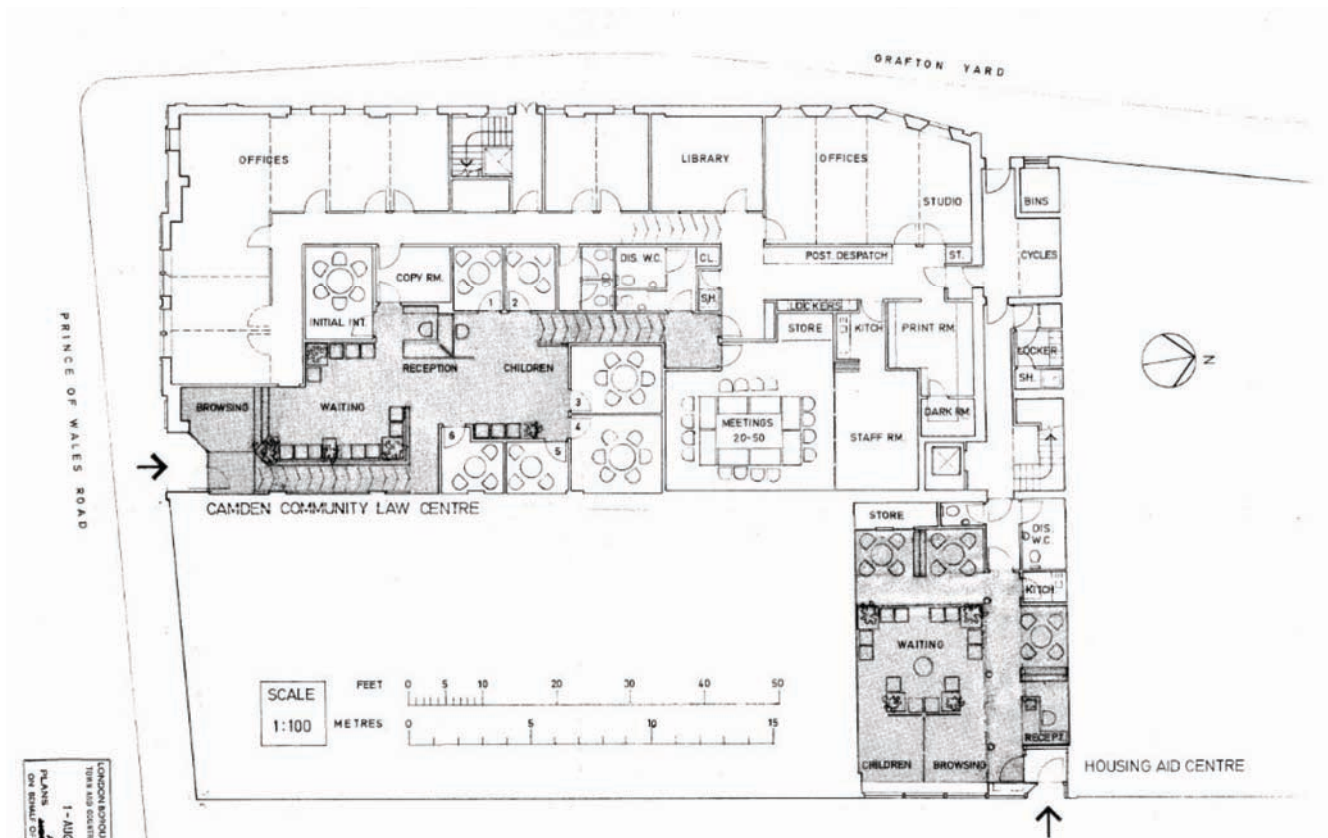
The original appearance of the building elevations is apparent from a photograph from 1973. This shows the decorative stucco of the facade to Prince of Wales Road. The two exit doors from the cinema auditorium are flanked by double height pilasters which give a vertical emphasis to the building. The brick side elevation included high level vents and an original exit door; extra door and window openings were added after 1960.

The central glazed opening was formed in 1960 when the cinema was converted to a supermarket. The building was subsequently used as a warehouse.

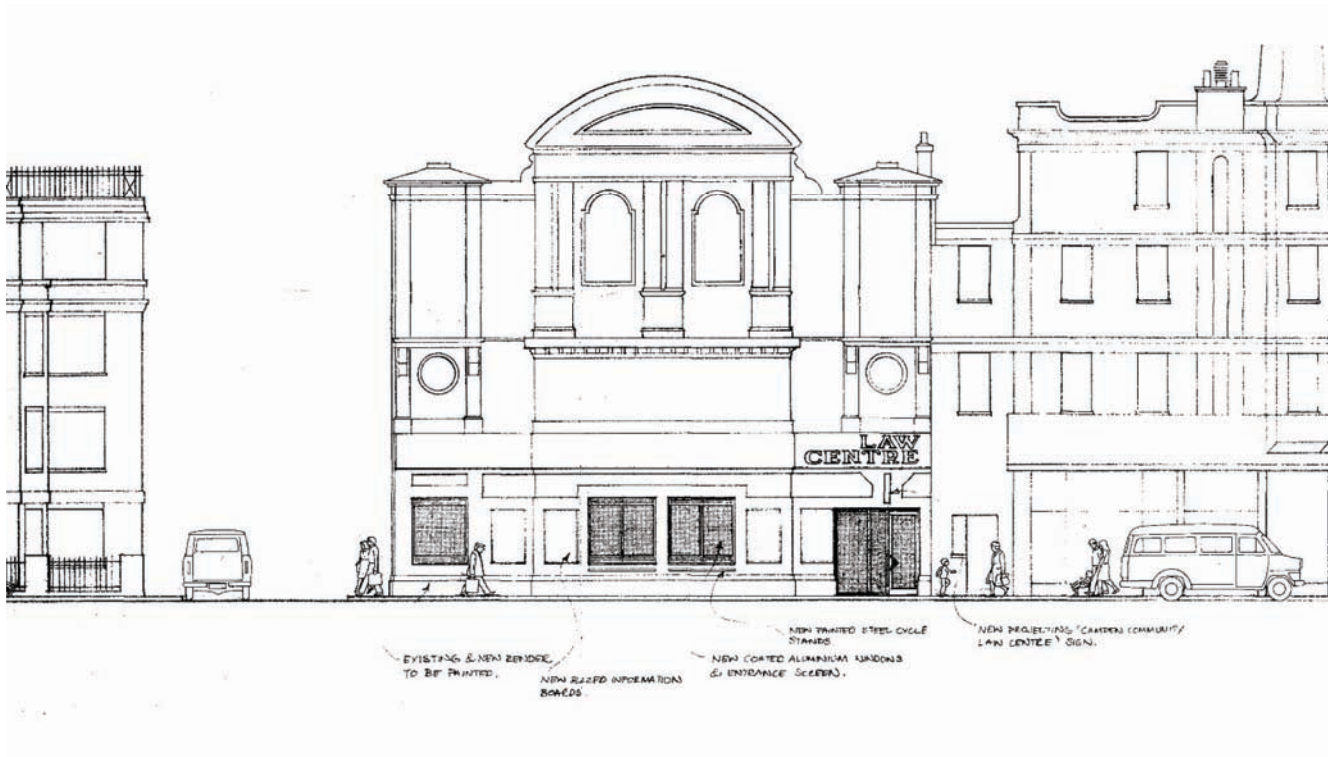
At this time the entrance foyer to cinema was demolished and replaced with new concrete framed construction facing onto Kentish Town Road.



Planning application drawings for conversion of cinema into a supermarket, approved June 1960



Planning application drawings for conversion to the Camden Community Law and Housing Aid Centres, approved 1984



Planning application, September 2021

The conversion of the building for the Camden Community Law Centre and Housing Aid Centre changed the appearance of the facade to Prince of Wales Road. The large window opening that had been formed in 1960 was mostly blocked up, and a new horizontal emphasis given to the elevation with rendered banding and colour.

Internally the auditorium was sub-divided with lightweight partitions, with a partial first floor of further office accommodation. Access to the first floor was via a new staircase which provided means of escape to Grafton Yard.

No. 2 Prince of Wales Road remains in the same configuration as the 1984 planning permitted scheme (minor alterations were carried out in 1993).

The Housing Aid Centre at no. 197 Kentish Town Road has been separated off. It is now under different ownership and operates as a healthcare facility.



Colour scheme for the Community Law Centre



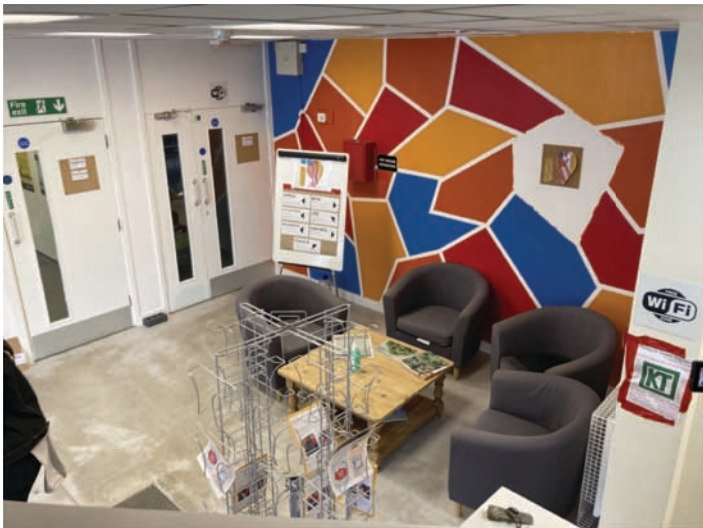
No. 19 Highgate Road: First floor office space



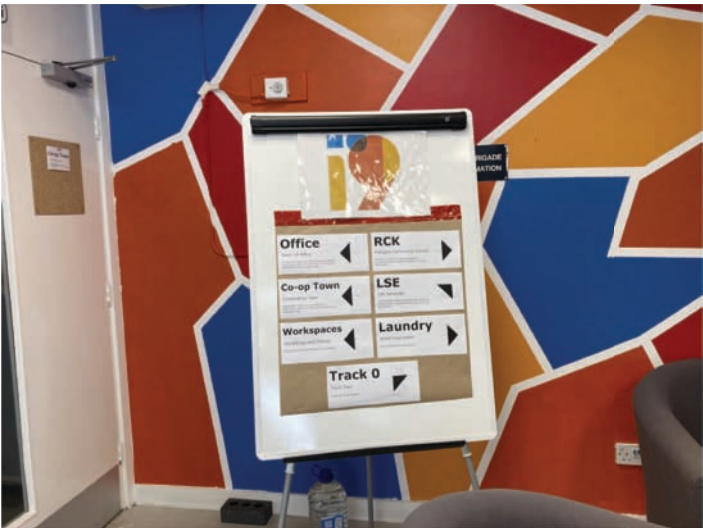
No. 19 Highgate Road: Mural in stairway



No. 19 Highgate Road: Community kitchen



Planning application, September 2021



No. 19 Highgate Road: Assembly space



No. 19 Highgate Road: Office

BRIEF

The brief for the Neighbourhood Hub has been developed from the experience gained at no. 19 Highgate Road. The accommodation that is required at no. 2 Prince of Wales Road includes:

Ground floor

- a welcoming entrance
- a large main space for co-working, capable of being opened up for large events
- range of small and medium sized meeting rooms
- tea-point and assembly space
- large meeting/ activities room with storage
- kitchen able to provide up to 100 meals a day (not-for-profit organisation providing meals for vulnerable members of the community off-site)
- accessible WCs

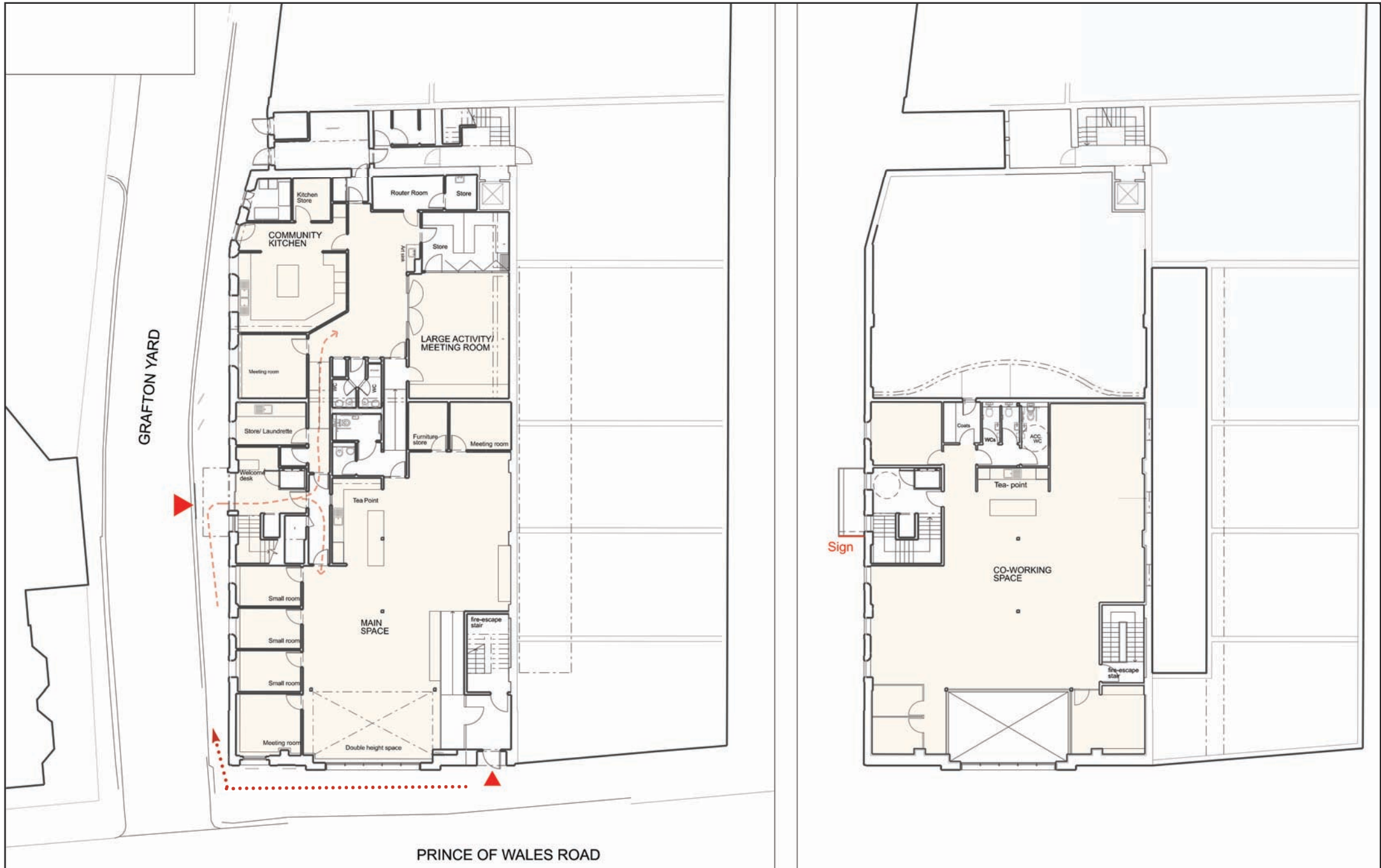
First floor

- flexible workspace that can be let out
- new WCs

PROPOSED ALTERATIONS

The works to no. 2 Prince of Wales Road include refurbishment and alterations to provide larger more flexible spaces and improved entrances. The existing first floor level is extended to provide more space, with an additional means of escape stair.

The works will mainly affect the building fabric installed in the 1980s. The original cinema ceiling that is retained at high level and existing balcony structure are not affected by the proposals. The aim is to retain existing building fabric where possible.



PROPOSED GROUND FLOOR PLAN

PROPOSED FIRST FLOOR PLAN

The new layout is planned to allow for ease of access to the busy community spaces, with quieter working spaces located away from main circulation routes.

The layout is designed to allow for a variety of uses, including:

- desk-based working areas
- meetings and quiet working
- making activities
- gatherings and events such as film nights, 'young entrepreneurs markets' and 'repair cafes'.

The community kitchen is located at the rear where it can receive deliveries via a new side door.

An additional bin and recycling store is provided within the building envelope, accessed via new double doors.

The interior design of the building will be developed with participation of future users of the spaces.

ENTRANCES

The Grafton Yard entrance is proposed to be the main entrance for general use as this provides access to the central part of the building and reduces disruption to users of the main space. It is also the entrance to the first floor and where the lift is located.

The entrance on Prince of Wales Road will be used for large events when members of the public will be invited straight into the main space on ground floor.

Signage at the Prince of Wales entrance will clearly indicate the route via Grafton Yard to the main entrance. Signage on the canopy of the Grafton Yard entrance will be visible from Prince of Wales Road.



Above: proposed view from Kentish Town Road
Left: proposed view from Prince of Wales Road

The proposals seek to make the facade of the building more inviting, by opening up the structural opening made c.1960.

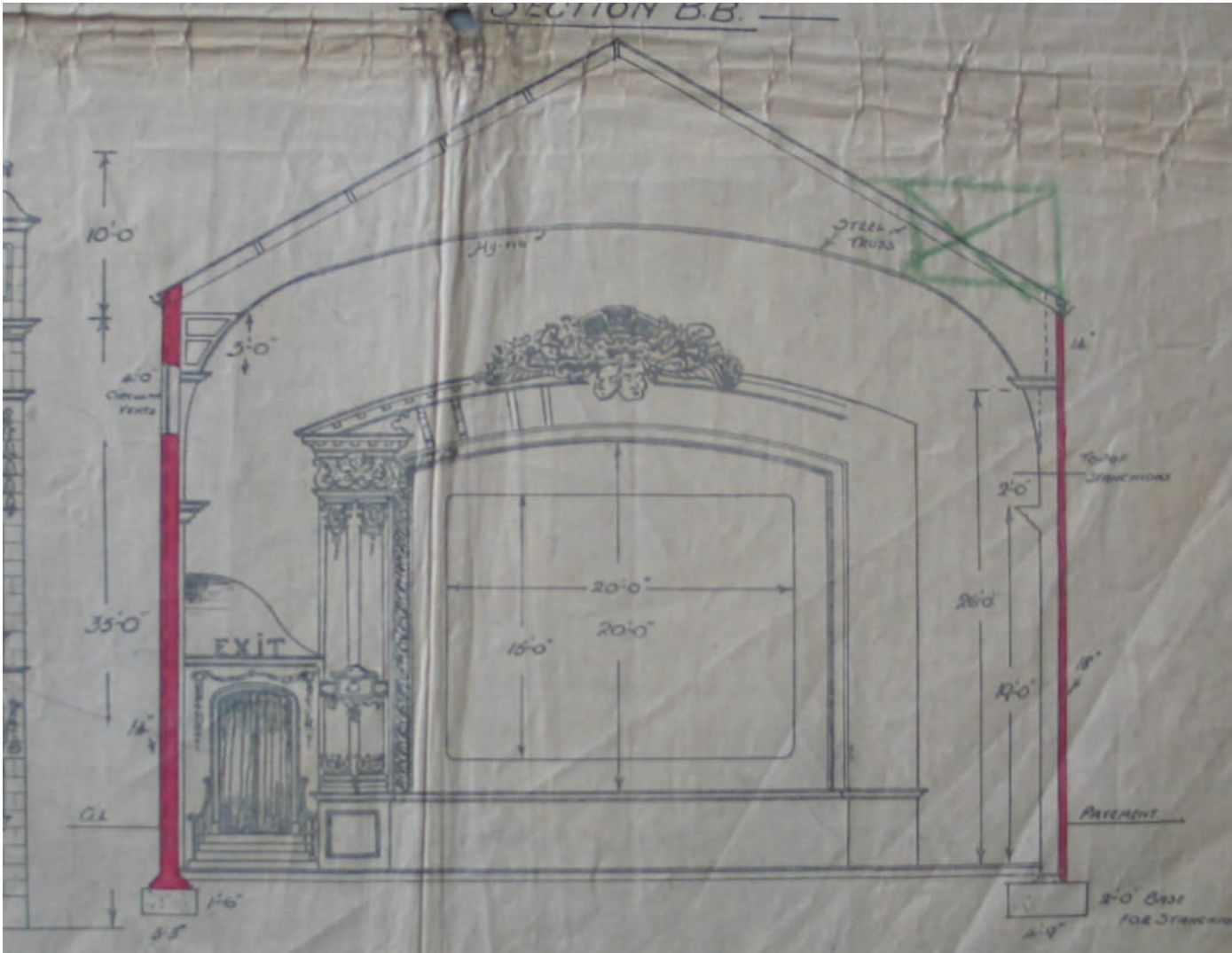
This has the following benefits:

- improved views in and out of the building
- additional natural lighting to the ground and first floors
- passive surveillance of the street
- re-introduction of the vertical emphasis of the original building design

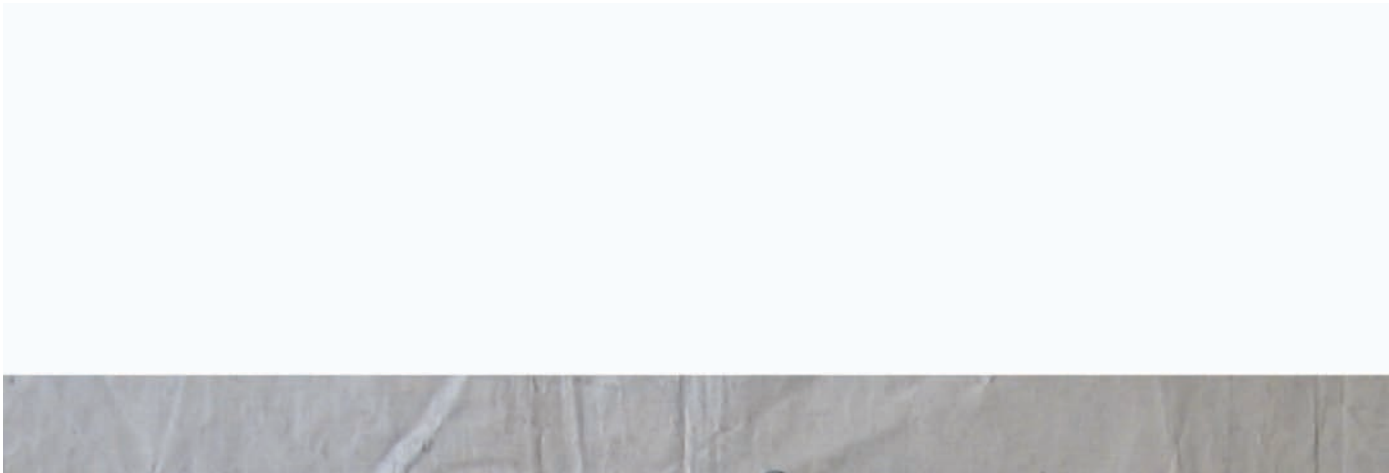
It is proposed to enliven the elevation of the building, which is currently painted a uniform cream colour, by introducing colour to pick out some of the decorative elements. It is anticipated that the external colour scheme would be covered by a planning condition, to enable design development in consultation with residents. The colours on the attached images are indicative at this stage.



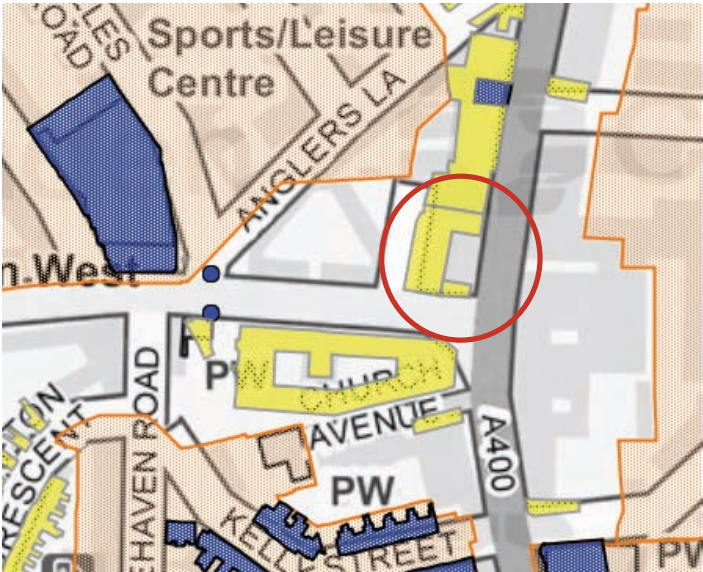
Sectional perspective showing relationship of the new window to the internal accommodation



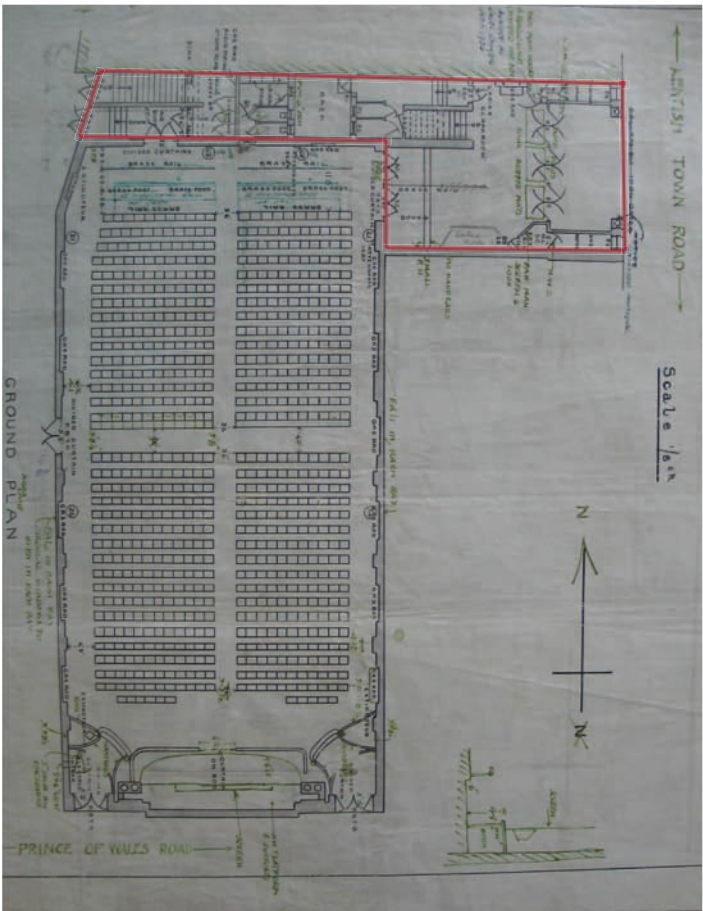
Rear of Prince of Wales Road elevation showing steps up to emergency exits and cinema screen



Plan of Prince of Wales Road elevation showing steps up to emergency exits



LB Camden's map of heritage assets, showing
Blue: Statutorily listed buildings
Yellow: Locally listed buildings
Orange: Conservation areas



Area of original cinema demolished in 1960s (outlined)

The building at no. 2 Prince of Wales Road is significant to the heritage of Kentish Town, through the history of its use as a cinema and the architectural qualities of the south elevation to Prince of Wales Road. It has significance as an early work of J. Stanley Beard (1890- 1970), who became a prolific architect of cinemas, including the Forum at Highgate Road (1934).

No. 2 Prince of Wales Road is included on London Borough of Camden's Local List, and is a non-designated heritage asset. The Local List states that the south elevation is important in terms of architecture and townscape.

The description in the Local List is misleading, as the south elevation of no. 2 Prince of Wales Road was not designed as the principal facade of the cinema. It was effectively the rear of the cinema, as the entrance and ticket hall was on Kentish Town Road (see page 4.1). The elevation to Prince of Wales Road was a blank wall onto which the films were projected. The only openings were the two means of escape doors. The elevation seems to have had little relationship stylistically to the entrance facade on Kentish Town Road which was highly decorated with faience.

The principal cinema facade, along with the entrance foyer, ticket office, staff accommodation, projection room and means of escape stairs were demolished c.1960.

Other locally listed buildings include Una House to the west of no. 2 Prince of Wales Road, social housing built in 1922, and no. 189 Kentish Town to the east, built some time after 1914.

There are three conservation areas nearby. The Prince of Wales Road elevation forms part of the same street frontage as Kentish Town Baths (1998-1900), which is Grade II listed.



Internal face of the Prince of Wales elevation showing blocked up opening (formed 1960, bricked up 1984)



Photograph 1973 © Camden Local Studies and Archives Centre

The 1973 photograph provides information about the original design. The elevation is in a formal classical style, contrasting with the more flamboyant entrance facade, with detail concentrated on the upper parts. It is constructed of rendered brickwork, and the photo appears to show that the render (‘stucco’) had horizontal coursing lines scored into it, which was a widely used method to give an appearance of stonework.

The facade was designed to be impressive, with a strong skyline, which masks the utilitarian pitched roof behind it. It is tripartite with a strong cornice line above pairs of double-height pilasters on either side. The facade is given depth by returning the stucco along the side elevations on either side, giving the appearance of two square towers which frame the central section. The designer was clearly influenced by Renaissance and Baroque architecture, with a central curved pediment at high level supported on paired pilasters. The lower part of the central section was probably left completely blank.

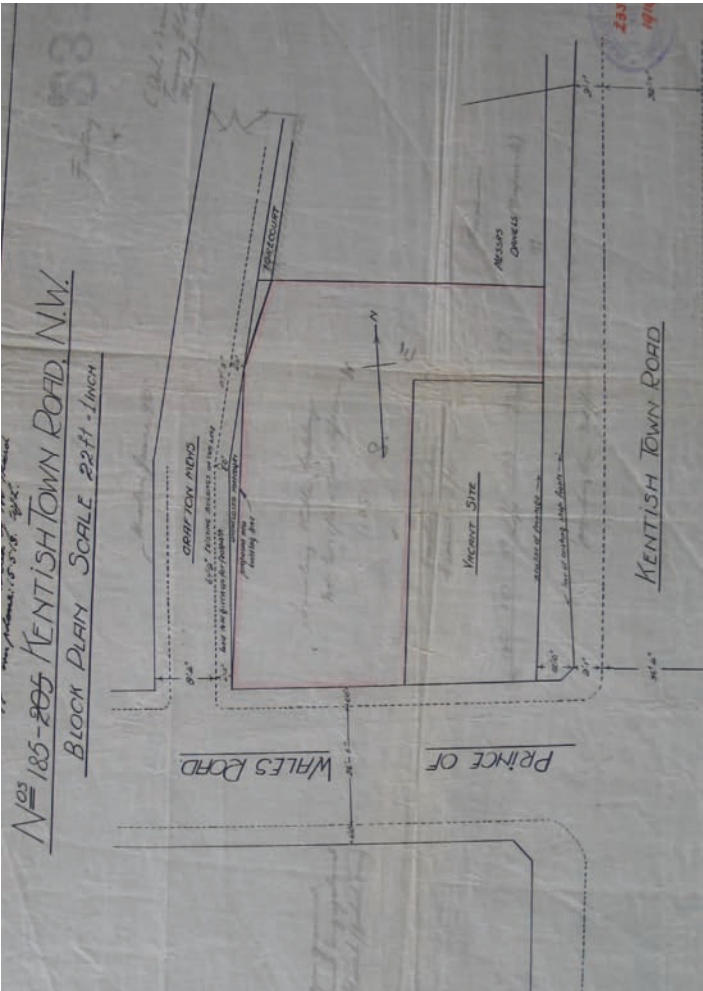
The door openings shown in the photo appear to be the original, but the doors have been brought forward to the front of the elevation. The large glazed opening in the centre was formed around 1960s to allow views and access to the supermarket. The 1960s beam can be seen internally (photo far left), along with the modern brickwork used to infill the opening in 1984 when the building was converted to offices. Two smaller window openings were formed in the new brickwork at the ground level and the double doors on the left were partly bricked up to form another window, whilst the doors on the right were widened to form the current entrance.



OS map 1895, showing previous buildings on Grafton Mews



OS map 1945-64

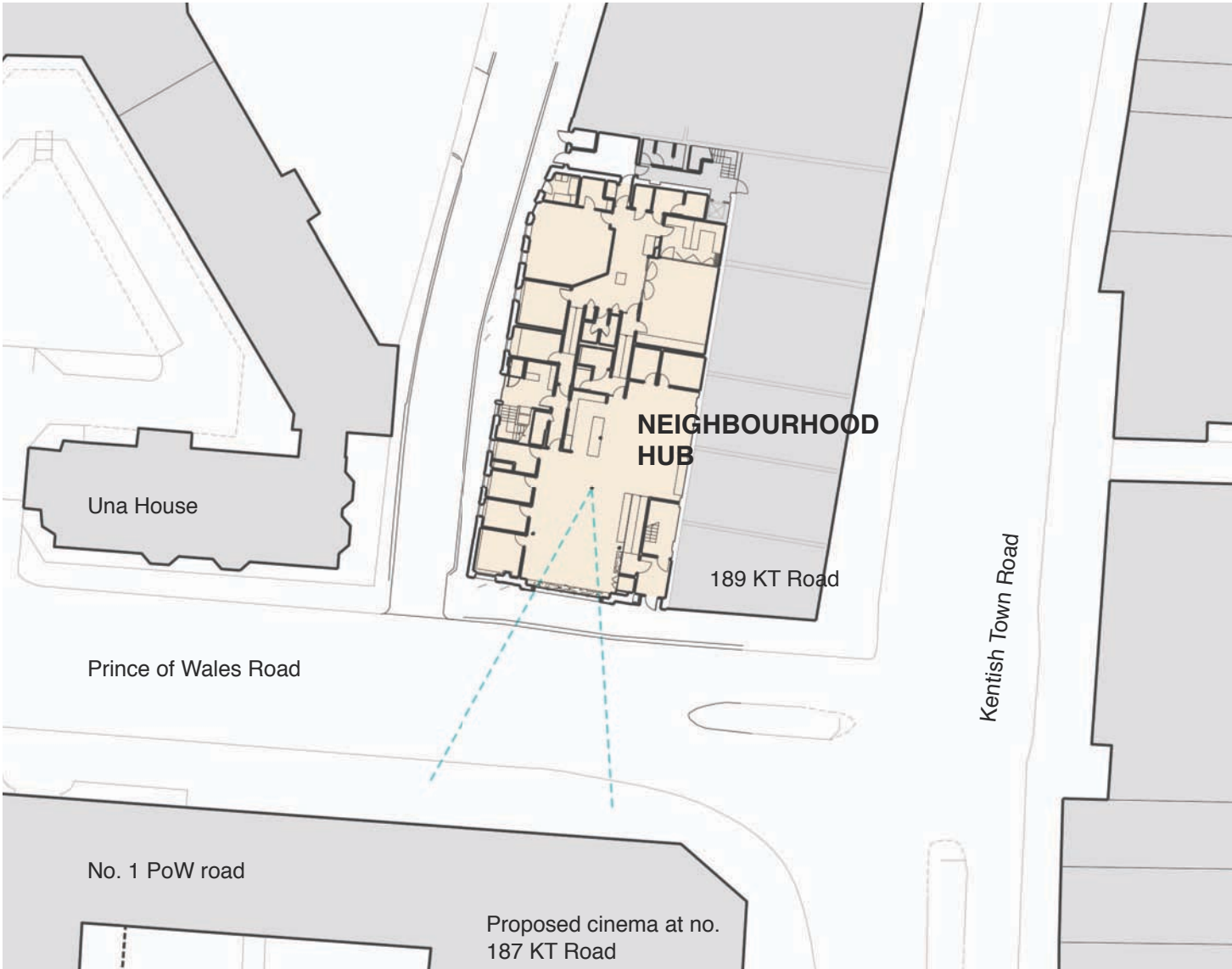


1913 block plan showing alteration of boundaries on Grafton Mews

The design of the cinema influenced the subsequent construction of the neighbouring buildings. The faience string course of no. 189 Kentish Town Road lines through with the cornice of no. 2, and the theme is carried through in the design of Una House with the cornice line at 3rd floor level.

The copper cupola to no. 189 helps mark the junction of Kentish Town Road and Prince of Wales Road, and echos the curved pediment of the cinema.





Proposed site plan



Extract from DAS for approved redevelopment of no. 187 Kentish Town Rd



Existing view from Kentish Town Road



Proposed view from Kentish Town Road

The proposed use of no. 2 Prince of Wales Road as a neighbourhood hub will benefit this important part of Kentish Town. Although the pavement is well used, and Kentish Town Road itself is very busy, there is not much activation of the street frontage by the ground floor uses in the immediate vicinity. No. 189 Kentish Town is an estate agent, and the windows are mostly screened by photo boards. Una House and the building opposite are residential with windows above head-height or set back from the street.

Opening up the elevation of no. 2 Prince of Wales Road will enliven the immediate area by offering views into the building. This will help to advertise the location of the neighbourhood hub and encourage people to enter and take part in activities.

The new glazed opening will improve the appearance of the lower part of the elevation, which is currently blank and uninteresting. It reintroduces the original vertical emphasis seen in the 1973 photograph.

At present the cream elevation of no. 189 Kentish Town merges visually with that of the cinema elevation, and its architectural design is not easily appreciated. The proposed use of colour (details to be confirmed) will help to articulate the design and give it a clearer identity, making it more legible and identifiable in the streetscape.

Opposite no. 2 Prince of Wales Road is no. 187 Kentish Town Road, currently undergoing redevelopment. The planning permission for the scheme includes a cinema for community use, which would complement increased community activity in this location.