

DESIGN & ACCESS STATEMENT

THE CONSTITUTION PH

42 St Pancras Way

London

NW1 0QT

ERECTION OF NEW EXTENSION, ENCLOSED TERRACE AND
ALTERATIONS



DESIGN & ACCESS STATEMENT

Applicant: **Young's & Co Brewery PLC**

Site Address: **The Constitution PH
42 St Pancras Way
London NW1 0QT**

Proposal: **Erection of new extension, enclosed terrace and alterations**

Job No.: **3076**

Our Ref: **21EBeb3076230320DA**

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Fig 1 - OS Map extract

1. INTRODUCTION

- 1.1. This Design & Access statement has been written in support of a Full Planning Application for the erection of an extension to the ground floor, first floor enclosed terrace, kitchen extract ventilation, alterations to the shopfront and fenestration at ground floor and external decorations.
- 1.2. The Constitution is a Public House (A4). There is no proposed change to this use.
- 1.3. The applicant is Young & Co.'s Brewery, P.L.C. who have hundreds of successful trading public houses and have a focus on pubs which contribute positively to their communities.
- 1.4. The public house is currently closed as it is inadequate for trading and has been subject to squatters and vandalism. The proposals aim to:
 - 1.4.1. Secure the Constitution as a viable and economically sustainable trading operation, bringing the site back into use as an asset for the local community
 - 1.4.2. Improve the security of the site and immediate area from criminal activity by providing Secure By Design principles, an active frontage, CCTV and eyes on the street.
 - 1.4.3. Improve accessible facilities. There is currently no designated and compliant accessible toilet on ground or Lower Ground level
 - 1.4.4. Improve decorative, structural and operational state of the property which has fallen into disrepair. Existing staircases and fire strategy do not comply with current regulations.
 - 1.4.5. Provide a new commercial kitchen which is proportionate to the scale of property and meets current EHO and Building Regulations, the existing
- 1.5. The Constitution public house fronts St. Pancras Way (A5205) by Grays Inn Bridge .The site is bordered on its southern wall with the Regents Canal and to the North and East by residential developments.
- 1.6. The Constitution site falls within the Regents Canal Conservation Area
- 1.7. The building is not nationally or locally listed, but designated as a 'Positive Building' in the Regent's Canal Conservation Area Appraisal and Management Strategy (2008)
- 1.8. The existing building is split over four storeys including a Lower Ground level at the Canal Tow Path and contains trading space, back of house ancillary space and staff accommodation, with a large beer garden to the east of the site on a terrace raised above the Regents Canal. The canal towpath is directly accessed from the Lower Ground and a set of fire escape stairs from the Ground Floor terrace.
- 1.9. The beer garden is bordered on North & East sides by a brick walls 3-4m high from Ground Floor level. A driveway and fenced yard in the applicants ownership separates the residential development to the north of the site and the public house.

- 1.10. The existing building is typical of a Victorian Public House with brick walls and stucco detailing. A C20th extension forms a toilet block to the rear of the building and there are a number of adhoc timber canopies to the beer garden



Fig 2 - Existing property from St Pancras way



Fig 3 - Existing property from St Pancras way bridge



Fig 4 - Interiors vandalised



Fig 5 - Interiors vandalised



Fig 6 - Proposed view from St Pancras way



Fig 7 - Proposed view from St Pancras way

2. PLANNING HISTORY

2.1. In 2015, an application was submitted and Full Planning Permission Granted for the "Erection of a single storey rear extension accommodate toilets and BBQ, replacement of existing canopy roof to beer garden and the installation of kitchen ventilation extract to roof."

3. PROPOSAL & AMOUNT

3.1. Demolish existing rear single storey extension and replace with a structure, architecturally designed to be more in-keeping with the context of the existing and surrounding buildings to provide new customer toilets and an accessible WC to meet current DDA standards. The ground floor trade area is to be extended from 117sqm GIA to 186sqm GIA.

3.2. Alter the existing public house within the existing building footprint including a 1st floor licensed drinking area accessed by a new stair compliant with ambulant access requirements and a separate fire escape route across the new enclosed terrace including a metal escape stair.

3.3. Provide a new commercial kitchen to the 2nd floor with extract ventilation through the roof behind the parapet roof. An acoustic report is included with this application to evidence that any plant noise will be below the local and national Db and comply with Defra policy. The current kitchen facilities are very small insufficient to provide the level of offer that Young's provide as standard throughout their estate, as such a new larger and more efficient kitchen is fundamental to the operation of the pub.

3.4. Provide new enclosed bin store behind timber fence and gates

3.5. The objective of this proposal is to alter the existing public house which is currently closed and not trading to provide an economical and sustainable business, by the way of improving trading areas, inclusion of accessible facilities, retaining and enhancing the appearance of the existing Victorian building.

4. LAYOUT

- 4.1. The main building is primarily square in plan, the proposed extension will be an 'L' shaped infill at ground floor wrapping around the existing boundary walls. Providing direct access to the rear garden and new bin-store area
- 4.2. A new enclosed terrace space will be constructed at first floor, across part of the new ground floor extension. This will be accessed from a spiral stair to the existing beer garden and a new internal stair from ground to first floor.



Fig 8 - Example of Rockery Planted Extensive Green Roof



Fig 9 - Example of Rockery Planted Extensive Green Roof

5. SCALE & APPEARANCE

- 5.1. The proposed extension has been designed to be subservient to the existing building.
- 5.2. The proposed extensions and new structures have been designed so that the overall scale of the building is not detrimentally affected when viewed from both within and outside the application site.
- 5.3. The proposed development does not affect the visible scale or mass of the building from the surrounding public highways.
- 5.4. The new bin store fence and gates will be constructed from slatted timber stained to match the new entrance doors.
- 5.5. The proposed extension as viewed from St Pancras Way will have reclaimed London Stock brickwork to match existing with a flat roof behind brick parapet. The extension as viewed from the southern aspect will be steel framed with Crittal style glazing.
- 5.6. The shopfront is currently painted at ground floor level, with what we believe to be the original glazed tiled pilasters exposed. The proposal is to clean the paintwork from the whole shopfront to reveal the tiled stall riser, the existing tiles will be cleaned and any broken ones replaced like-for-like.
- 5.7. The existing building is in a bad state of repair externally, it is proposed to restore the existing stucco and brickwork where needed. Internally the property has been damaged extensively by squatters and vandals and needs a full renovation.

6. SUSTAINABILITY & ENERGY

- 6.1. The proposal has been developed taking several steps to minimise energy use and maximise energy efficiency through the use of energy efficient and sustainable materials where possible and low-energy services.
- 6.2. New lighting will be fitted with 100% low energy lamps
- 6.3. Outdoor heaters to be installed will be electric, using a timed system.
- 6.4. All new sanitary fittings will be dual flush, a high efficiency model that conserves water. New taps will be non-concussive, to prevent any water wastage.
- 6.5. The new mechanical plant for the commercial kitchen has been designed to be as energy efficient as possible whilst meeting EHO requirements. This new ventilation system will be much more energy efficient than the existing. All fans within the system meet the EU standards set out in the Eco-Design for ErP Regulations (2010). A new high efficiency heating and cooling system will be installed using air source heat pumps.
- 6.6. Existing inefficient gas boilers will be replaced with high efficiency models for hot water heating.

7. LANDSCAPING & ECOLOGY

- 7.1. The Borough of Camden 2018 document Biodiversity identifies the route of the Regents Canal as it 'Passes through the urban area from Paddington in the west along the canal, connecting with Kensal Green Cemetery and Regent's Park. From here, the canal is not always visible and the route passes through densely developed areas before joining with Victoria Park in the east

and onwards to the Thames through Mile End Park.' As a Strategic Wildlife Corridor. The Constitution site is adjacent to this corridor. A habitat survey has not been included within this application as although included within this designation the application site is very developed with little biodiversity habitat or green space. The proposals will include a new green roof to the extension, this will be an extensive green roof featuring small grasses, herbs and flowering herbaceous plants to encourage biodiversity and greening of the site. New raised planted beds will be introduced along the South and East boundary walls of the existing beer garden and planted with diverse grasses and flowering plants.

- 7.2. Extensive Green Roofs have many advantages such as rainwater retention, dust binding and noise protection.
- 7.3. The Green Roof will be planted with a variety of rockery type plants

8. ACCESS

- 8.1. The proposals have been designed to improve upon the current accessibility of the site in accordance with Part M of the approved documents and referencing the Disability Discrimination & Equality Act.
- 8.2. There is currently no accessible WC, a new accessible provision is proposed in the new extension and within the basement.
- 8.3. The current stair between basement and ground floor are very steep and narrow, it is intended to install a new stairwell serving the basement to second floor which complies with building regulations to be suitable for ambulant disabled people.
- 8.4. A new platform lift will provide access from the ground floor trade area to the rear beer garden.

9. FLOOD RISK

- 9.1. The site lies with Flood Zone 1 - A Flood Risk Assessment accompanies this application.

10. DESIGNING OUT CRIME

- 10.1. The site was closed in 2019 and has experienced security issues since, being subject to vandalism and squatters. The applicants have consulted with the local police and external Security Consultants to advise on how to achieve a more secure and safe site for staff, customers and neighbours, as such the following will be installed with the proposals.
 - External retractable metal security shutter to be installed at the new Lower Ground floor door opening. New adjacent window to be fixed and PAS24:2016 security rated
 - Glazing to windows and doors to be laminated glass at Ground and Lower Ground to minimum thickness of 6.4mm tested to BSEN356:2000
 - A new metal gate to be installed at the tow path to Ground Floor Stair to prevent climbing over or crawling under. Push to exit mechanism to be protected from being accessed from the public realm
 - CCTV to be installed internally and externally to all public areas and vulnerable back of house areas. Units to be tamper-proof (location or housing). CCTV installation designed, installed and maintained by an NSI or SSAIB approved specialist. Lighting to be compatible with best colour saturation and facial identification.
 - Intruder alarm installation designed, installed and maintained by an NSI or SSAIB approved specialist and compliant with PD6662
 - Front doors with access directly from St Pancras Way, to be secured with internal metal security locking bars. Letterboxes to be removed and an external box provided to DHTS009 specification.
 - Bins to be lockable and secured with ground anchors, bins not to be located next to the building line to prevent climbing. Lockable gated access to be provided to the bin store.
 - London standard cycle stands to be installed and set in the ground to ensure no bolts are exposed

11. CONCLUSION

- 11.1. The proposals demonstrate an enhanced appearance and therefore improved aspect over the neighbouring properties and urban context. The adaptations to the layout provide a new toilet extension and more generous trade area, in order to provide a service in-keeping with Youngs & Co standards.
- 11.2. Due to increased competition in the area the Constitution has suffered a decline in trade and operating was ceased by the previous occupiers. The public house has been closed for a while and subject to vandalism and squatters. These proposals aim to increase the trading potential and ensure the future of an important historic and community asset.
- 11.3. We believe the proposals to be sympathetic to the Conservation Area and the typology of the Victorian London Pub, by borrowing from the grammar of the Victorian architecture, but introducing a contemporary extension and enclosed terrace. Returning a long standing public house back to the community in an economically sustainable way. As such we believe that the proposals are in accordance with local and national policy.

Prepared on Behalf of Young & Co.'s Brewery, P.L.C

by

Sampson Associates