



# Kilburn Grange Childrens Centre Re-purposing Project

1 Palmerston Road, London NW6 2JL

## Design and Access Statement March 2022

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**Adams & Sutherland**  
architecture landscape urban design

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319

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Background

Adams & Sutherland Architects has been commissioned by Camden Council to provide architectural services for the repurposing of the ground floor of Kilburn Grange Children’s Centre to provide Parent-Child Psychological Support (PCPS).

Camden currently has an over-supply of nursery places caused by a declining birth rate and government changes to funding arrangements for the early education entitlements. This has led to a high number of vacancies in primary schools and council maintained nurseries. Encouraging more parents to take up nursery provision in Primary school nurseries allows Camden to make school nurseries more financially sustainable and as a result, the Council maintained nursery at Kilburn Grange Children’s Centre on the ground floor is being repurposed to provide to offer more support for parents in their child’s first two years in a warm and friendly environment at the heart of the community and other community services

Kilburn Grange Children’s Centre was built in 2005 as part of Camden’s Sure Start programme. In 2007 the first floor was extended onto the external deck area to provide more space. In 2020 the building was extended to fill the entire deck to provide hot-desks to accommodate up to 38 multi-agency NHS staff. The building was remodelled and a new play area was created on the first floor accessed directly from the Children’s Centre with a new fire escape stair.

Adams and Sutherland were appointed to prepare an Options Study which investigated a number of possible configurations for the PCPS rooms. The brief required that the PCPS be accomodated with the least disruption to the existing internal arrangement and to make maximum use of existing windows and doors.

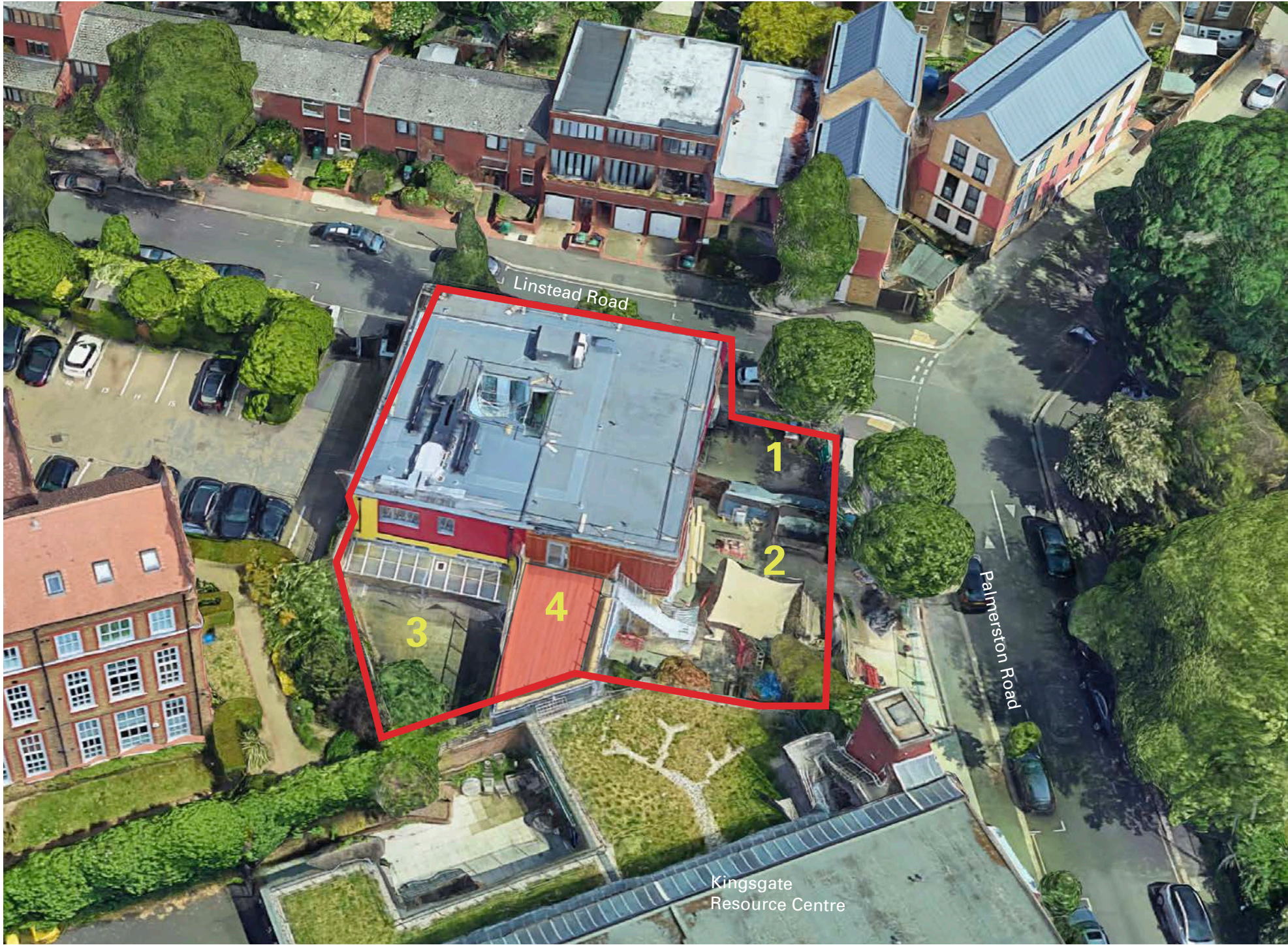
After feedback from stakeholders and users the option contained in this report was recommended to be taken forward to planning and implementation.

The core design team:

Architect and Principle Designer:	Adams & Sutherland
M&E and Environmental Engineer:	Freeman Beesley
Structural Engineer:	Price & Myers
Quantity Surveyor:	Stockdale



## 2.1 Site Location



N ← The site and wider context aerial view

— site boundary

### Location and Description

Kilburn Grange Children's Centre is located to the east of Kilburn High Road, on the corner of Palmerston Road and Linstead Road. The building overlooks Kilburn Grange Park to the south and a converted Victorian era school building bounds the site to the north. To the west is the Webheath estate and Kingsgate resource centre which are both owned by Camden Council.

The site is owned by London Borough of Camden and is approximately 896m<sup>2</sup>. The main entrance is located on the south east corner on Palmerston Road. There is no vehicular access to the site.

The site has four external spaces, including play areas to the front and rear, an accessible roof terrace used as an additional play space on the first floor and a designated entrance space with an existing mature tree and bicycle parking.

The site does not sit within any conservation areas and is outside any significant flood risk areas.

#### External Spaces

1. Secure entrance space with buggy and cycle parking, bins and mature tree
2. Front External space accessed from building, concealed behind perimeter fence
3. Rear Courtyard, private only accessed from building, not visible from street
4. New upper play terrace used by Stay + Play on 1F, with fire escape stair



2.2 Existing Site Context



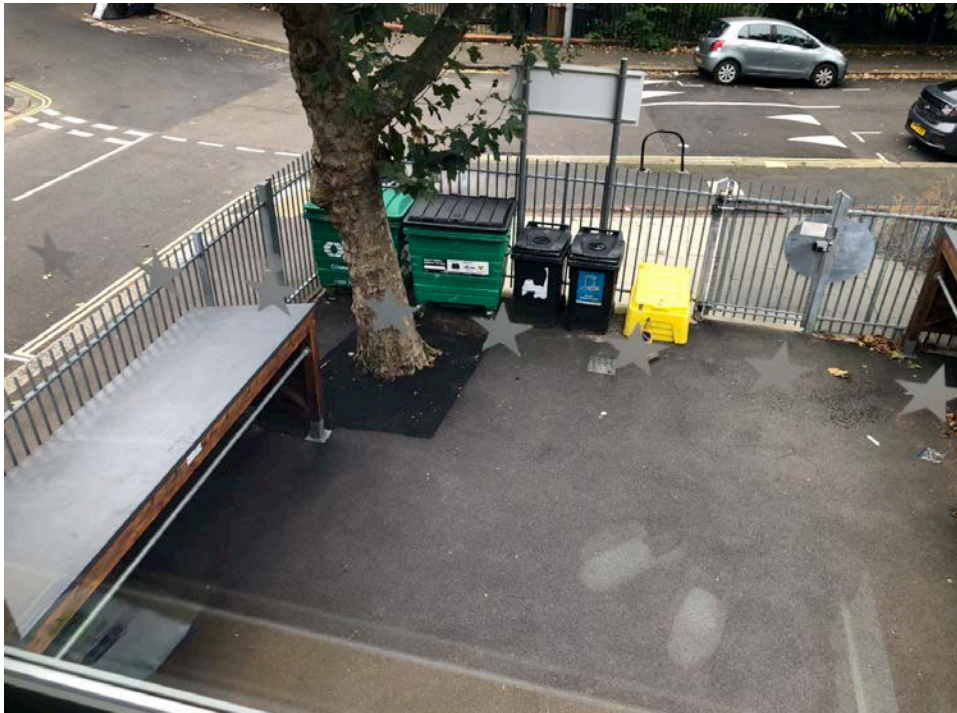
— site boundary



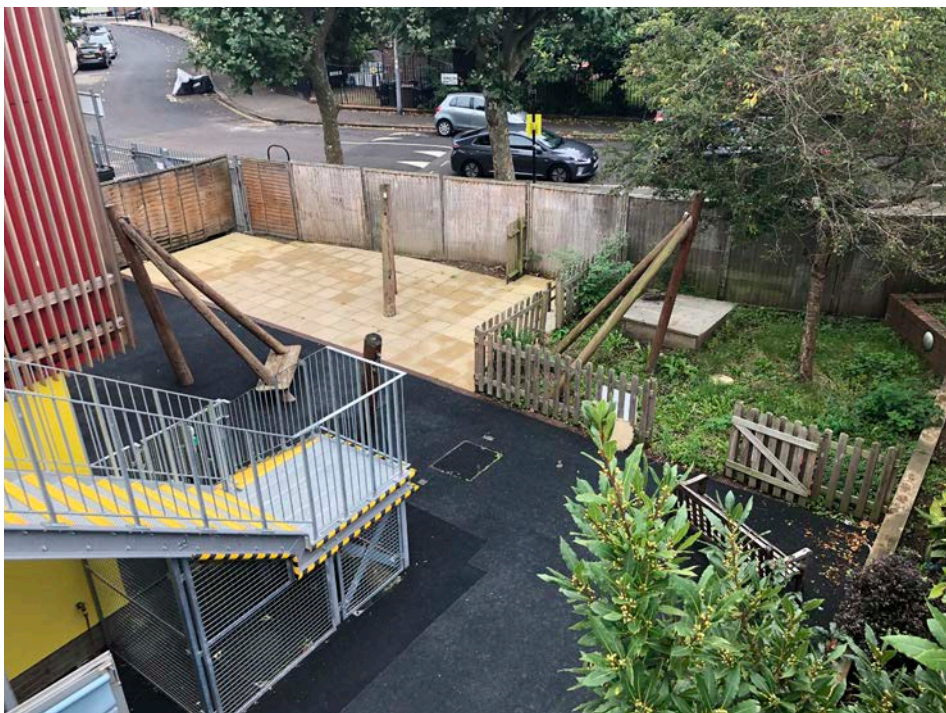
The boundary of the existing building sits adjacent to a wide and generous pavement to Palmerston Road, punctuated with two mature london Plain trees. Low level metal railings provide screening to the external spaces and a secure perimeter to the site. Entry to the site is gained via an access controlled secure gate. The existing building is highly visible, particularly to Linstead Road where it's red colour directly bounds the pavement.



The external elevation to Linstead Road is highly visible, with red painted finish. The elevation is punctuated with large windows at both ground and first floor, the ground floor windows in this photo open to the existing meeting rooms within the reception area. Exposed cabling has been added to the elevation as part of recent works to the upper floor and run back to the plant room.



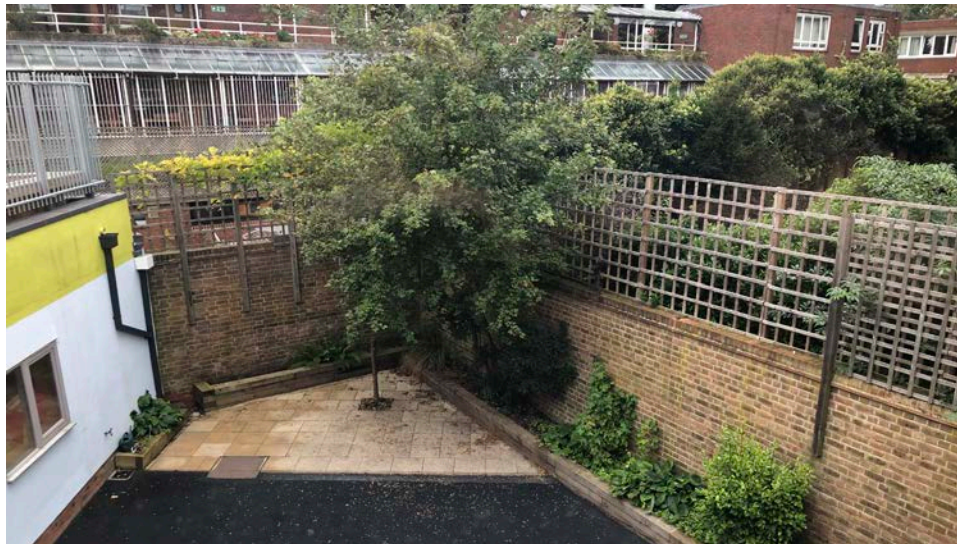
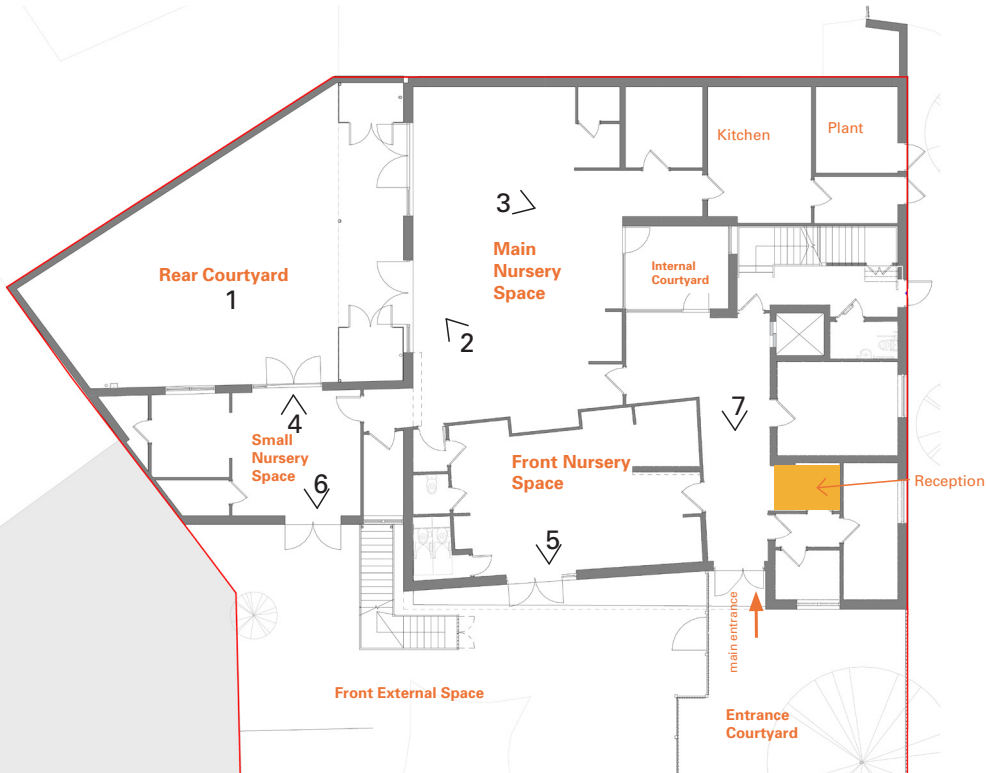
View from 1F to main entrance space at corner of Palmerston Road, showing existing boundary condition, buggy park and existing mature tree



View from 1F Roof Terrace to front external space showing existing boundary condition with additional timber fencing screening front play space



2.3 Existing Building Photographs  
Ground Floor



1 rear courtyard



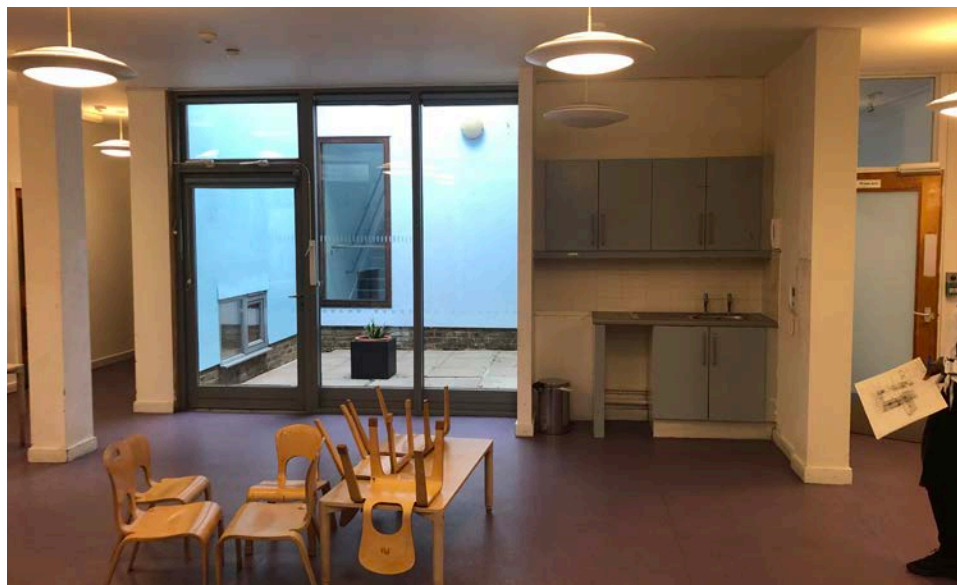
4 small Nursery, view to internal courtyard



2 Main Nursery space, view to rear courtyard



5 View from front nursery space to front external



3 Main Nursery space, view to internal courtyard



6 small Nursery, view to front external space

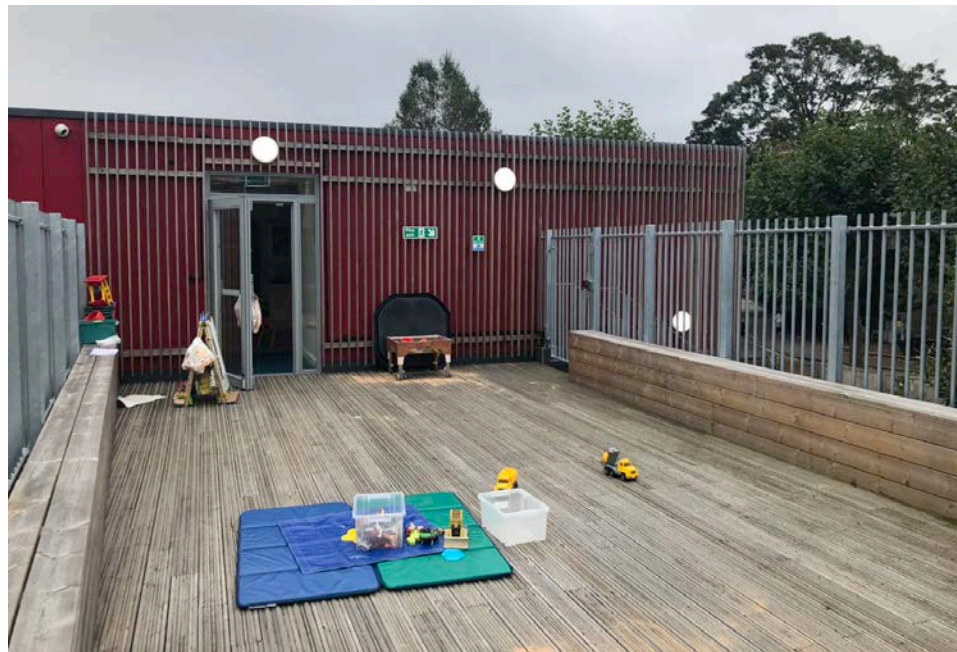
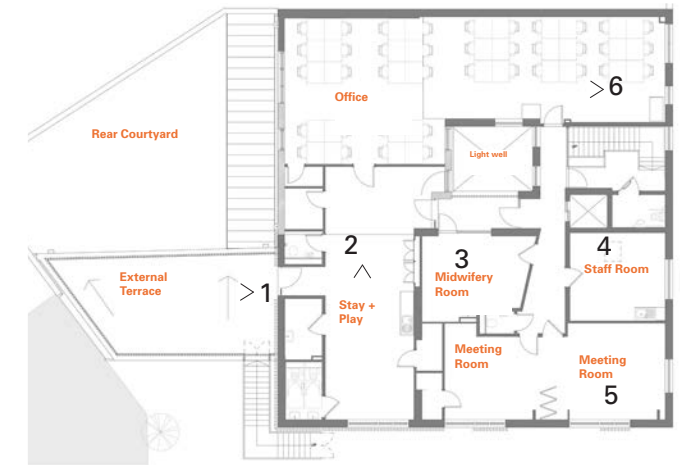


7 View from reception to main entrance



## 2.3 Existing Building Photographs

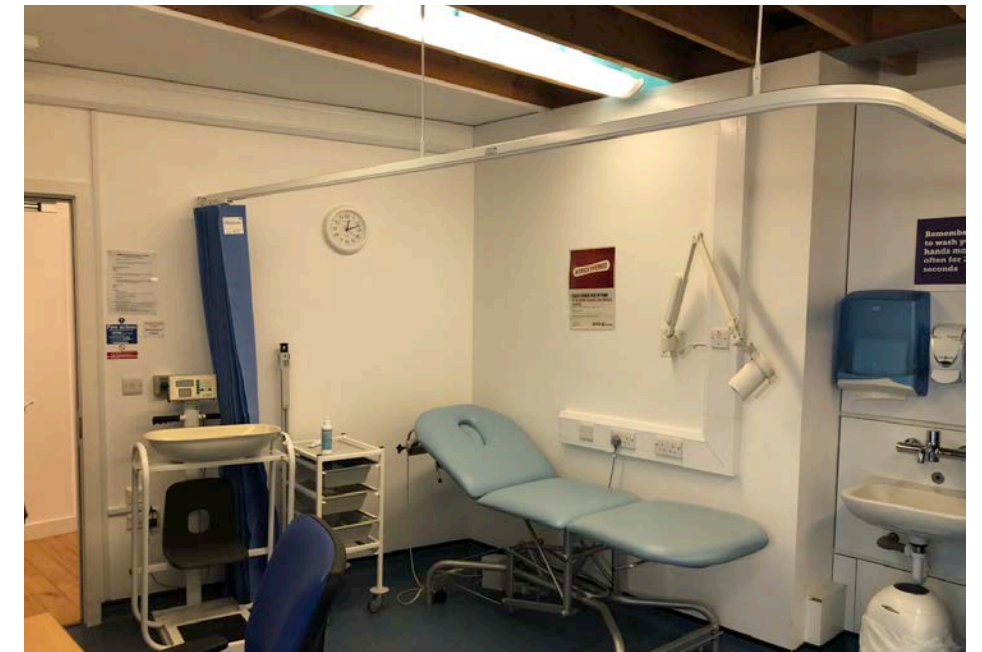
### First Floor



1 Roof Terrace  
(added as part of re-organisation of first floor in 2019)



2 Stay and Play



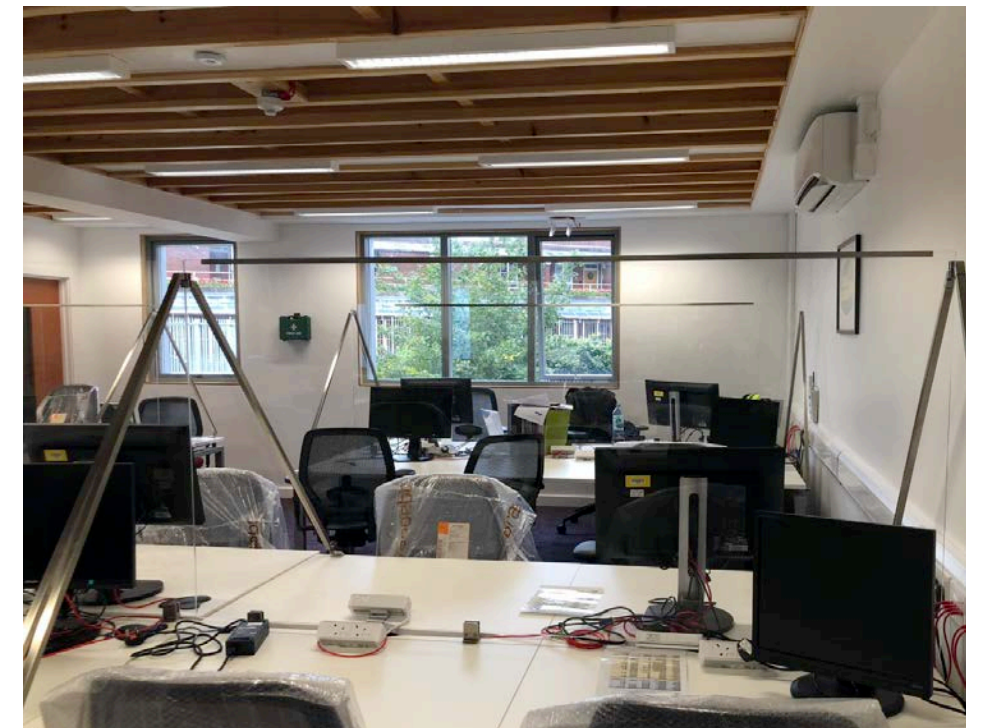
3 Midwifery room



4 Staff Room



5 Existing Meeting Room

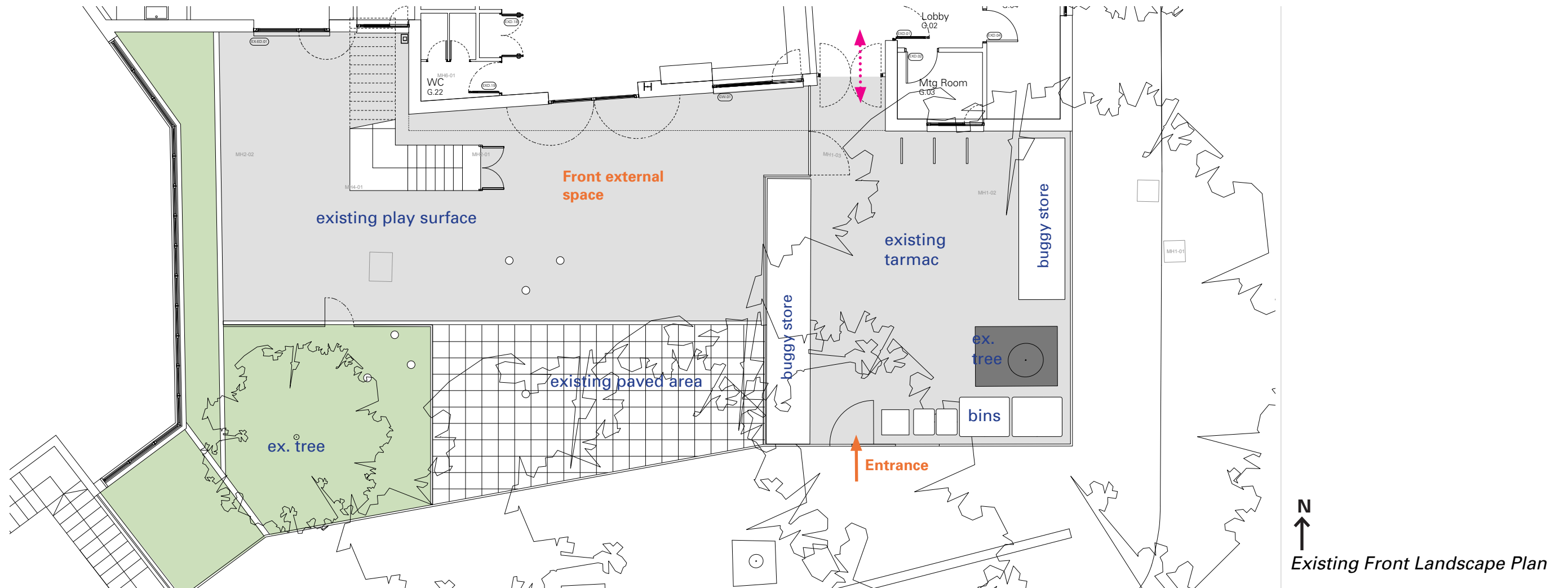


6 Office space, extended as part of the re-organisation works in 2019



## 2.3 Existing Building Photographs Front External Space

The existing external space is no longer used by the Nursery, the existing surfaces are in poor condition and the perimeter fencing does not comply with LB Camden's height requirement of 2.4m high for places where children play. The space also lacks greening.



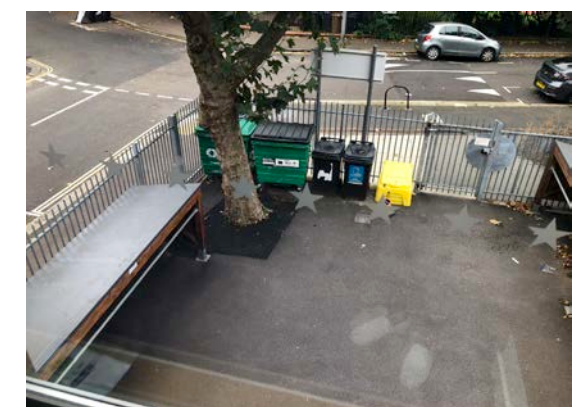
- Existing area of soft landscape



- Existing boundary fence is lower than the 2.4m required by LB Camden
- Fencing is currently unwelcoming, often graffitied and could be made more inviting



- Structure for sunshade is redundant
- Existing timber fence separating front spaces is no longer required
- existing wet pour play surface in need of repair



- Existing bin store is unsightly and highly visible within entrance area and
- Entrance space lacks greening
- Existing access gate requires assistance to open for those in wheelchairs



## 2.3 Existing Building Arrangement

The existing children's centre is a two storey building with render and timber cladding to some elevations and a flat roof. Since it was originally constructed the building has been extended and reconfigured on the first floor to accommodate office space and stay and play facilities with access to a new roof terrace. The conversion has been successful and the building has been readily adapted to this new use. No alterations are proposed to the first floor or roof as part of this planning application.

As the existing ground floor plan opposite sets out, the majority of floor area at Kilburn Grange is designated as Nursery space. These spaces are currently not in use.

The existing building has a very good quality of natural light throughout and modern facilities in good state of repair. The internal spaces are highly permeable spaces with excellent connections between inside and outside as well as from front to back of building.

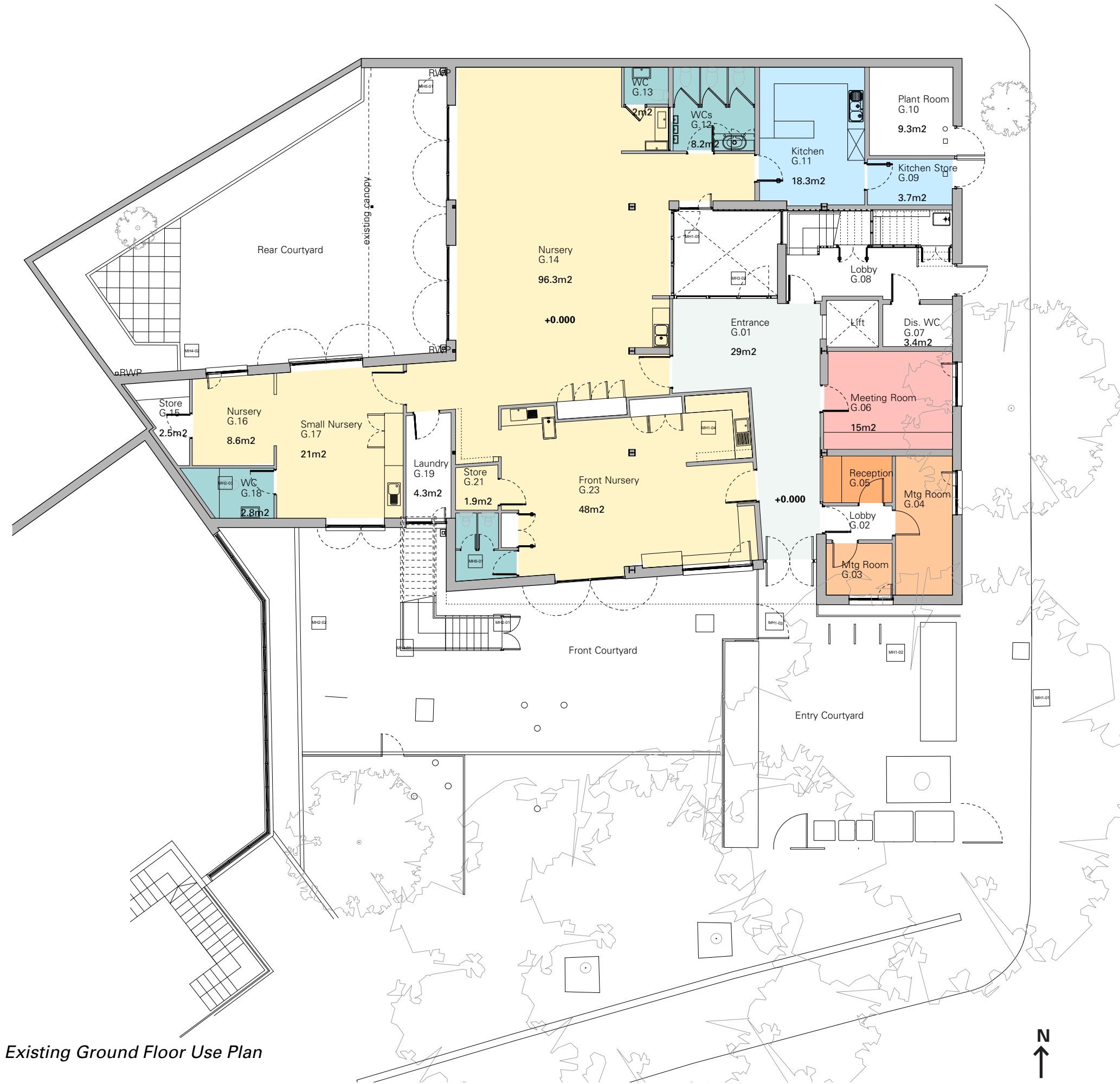
The secure and private rear yard is screened from road and entrance and is well suited for the proposed use by families and visitors to the centre.

### Schedule of works

- Reconfiguration of ground floor nursery spaces to accommodate PCPS rooms
- New windows to south elevation to ensure high levels of natural daylight to new spaces
- Reconfiguration of reception to accommodate PCPS Admin
- Resurfacing of external spaces
- New bin store enclosure
- New 2.4m high boundary fencing

### KEY

- Meeting Room
- Staff Room
- WCs
- Nursery
- Kitchen
- Circulation





# 3.0 Proposals

## 3.1 Design Approach

The main principle underlying the proposed design is to ensure the new spatial arrangement is legible and retains the character and coherence of the existing building layout. In addition the following principles have been considered in the preparation of the design:

- 1. Organise PCPS rooms around existing windows to minimise requirement for structural intervention
- 2. Retain kitchen in current location
- 3. Upgrade WC facilities and ensure adequate accessible WCs
- 4. Maintain relationship between inside and outside space
- 5. Retain meeting rooms on ground floor to ensure adequate provision is maintained within building
- 6. Retain and re-use existing doors where possible
- 7. Make good existing damaged external play surfaces
- 8. Provide improved bin storage
- 9. Increase height of boundary to 2.4m to comply with Camden guidance on buildings where children play



### PCPS stations

- A 12m² Admin Room
- B 14m² Health Room
- C 15m² Observation Room
- D 14m² Meeting Room

### KEY

- PCPS Rooms
- Staff Room
- WCs
- Community Space
- Kitchen
- Circulation

Proposed Ground Floor Use Plan



## 3.1 Design Approach

The proposed arrangement for the PCPS Stations has largely been considerate to the existing window locations in order to minimise the requirement for structural intervention to the building envelope.

However, new windows to the south elevation are required to provide the necessary natural day light for the PCPS use and ensure adequate ventilation to the spaces.

Please refer to the existing and proposed elevations opposite:

### *window 1*

*New large fixed window with side casement opening window in location of existing low level window*

### *window 2*

*Existing double doors replaced with new single door and side casement window with fixed aluminium panel below*



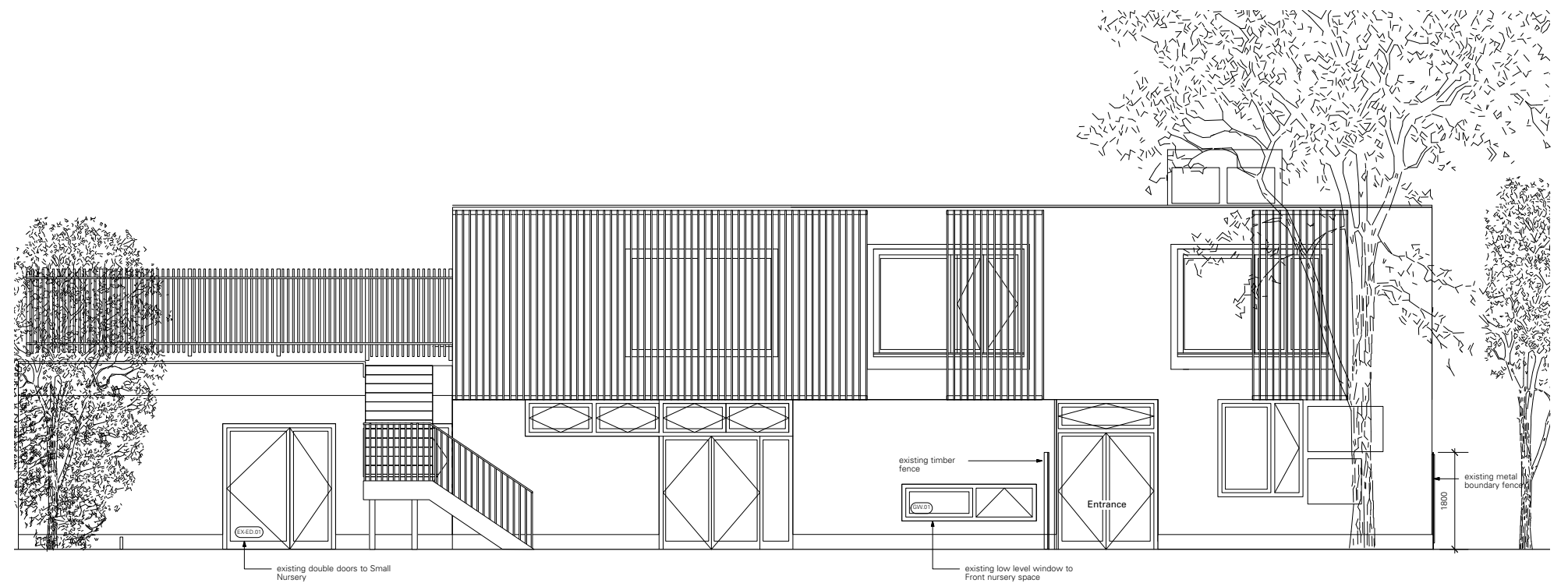
### *window 1*

*Photo of existing low level window to be adjusted*

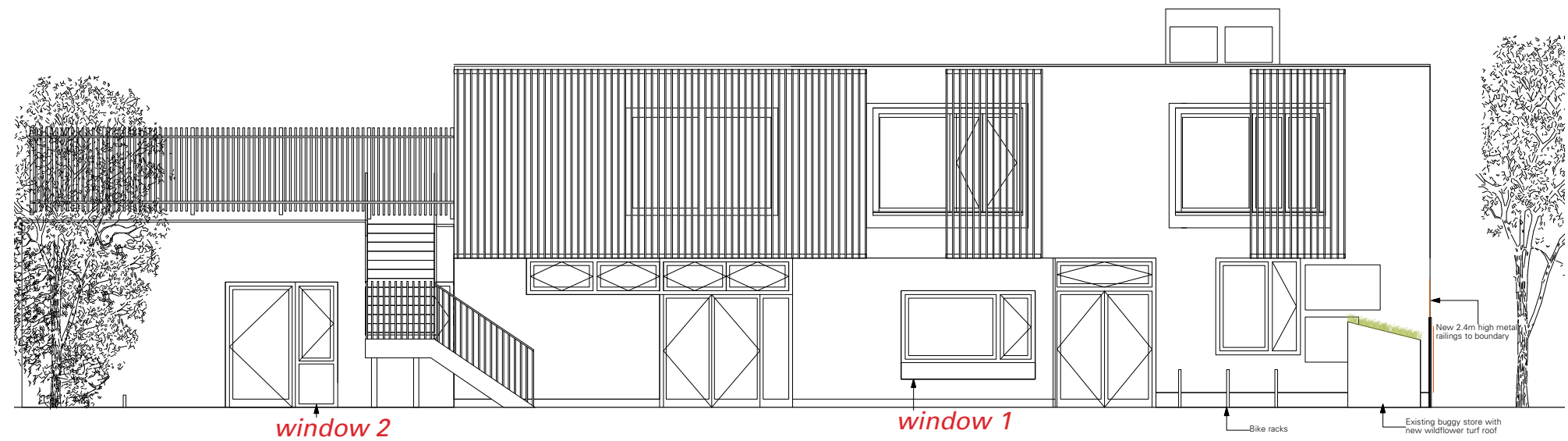


### *(window 2)*

*Photo of existing double doorset to be removed and replaced*



*Existing South elevation*



*Proposed South elevation*



## 3.1 Design Approach

The existing railings to the boundary of the site are 1.8m high. As part of the proposals it is the intention to raise the height of the perimeter to 2.4m in line with Camden's safeguarding requirements for sites where children may play.

It is important that any treatment to the perimeter must provide a secure boundary as well as maintain a welcoming and inviting character to the users of The Centre. Internally the fence needs to provide a playful backdrop to the front external space. In addition the new boundary treatment is proposed to screen the bin store area and thereby visually improve this area as seen from both the street and within the entrance space.

The proposed new boundary treatment will consist of 2.4m high metal railings. The area directly in front of the bin store will be more opaque with a large coloured metal panel with laser cut letters spelling ' KILBURN GRANGE CHILDREN'S CENTRE' to provide improved screening for the bin store.

A new automatic opening entrance gate is also proposed, this will be treated with colour to help direct visitors to the entrance.



Existing view of bin store from Palmerston Road



*Proposed South elevation boundary fence - with new timber panelling secured to existing metal railings to increase height of perimeter to 2.4m*

*This drawing shows indicative signage which is subject to a separate Advertising consent application*



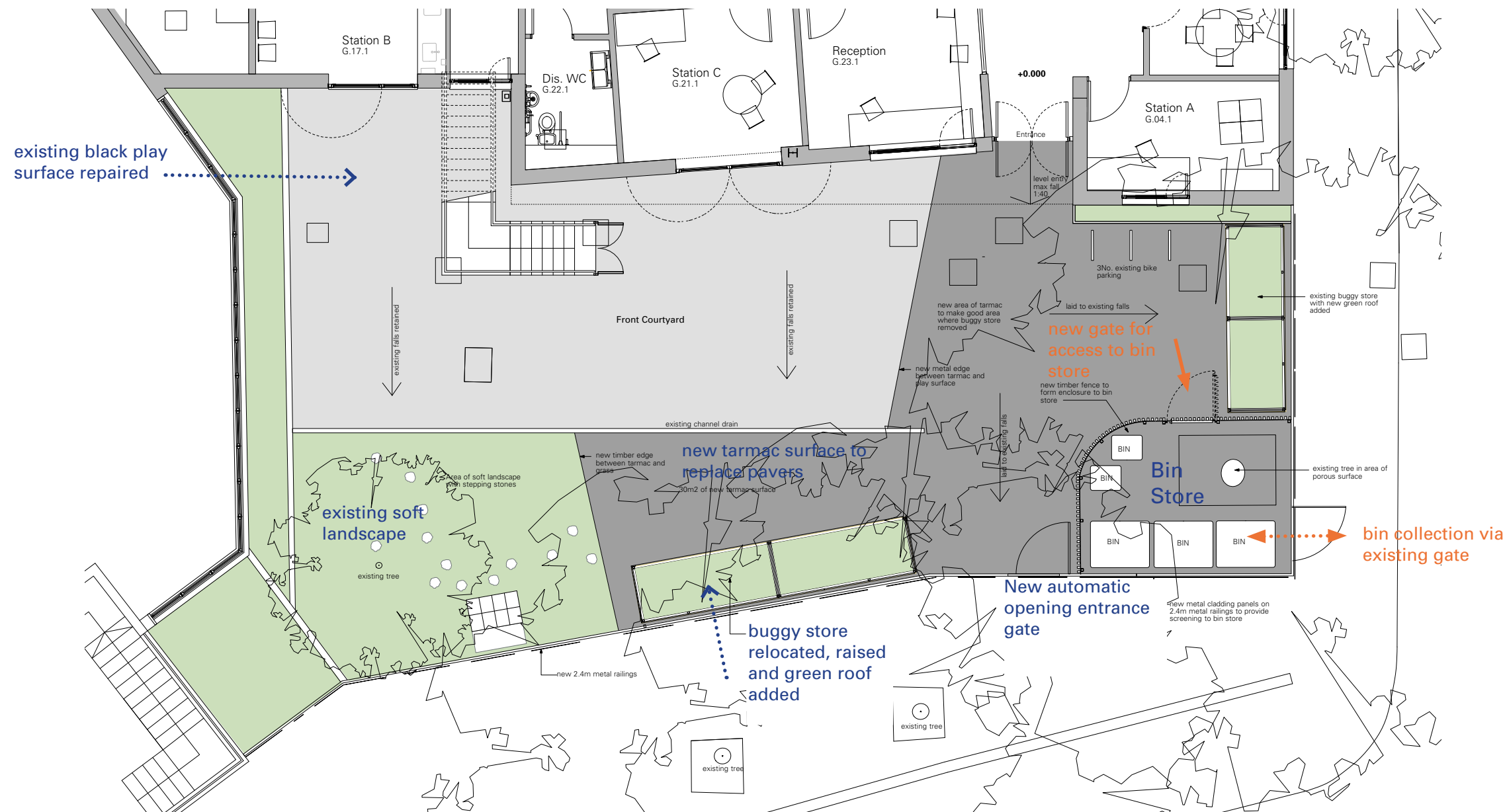
### 3.0 Design Approach

#### External Areas

Works are proposed to the front external space to improve legibility as well as open up the space for use by visitors. The existing timber fencing within the front courtyard is removed and the large buggy store relocated so that the whole courtyard can be used as one large space.

The existing play surface is repaired where required and the existing area of tarmac extended to provide access to the new buggy store location.

The bin storage area is improved, with new timber fencing introduced within the front courtyard to separate the bin storage area from the entrance. A new gate is proposed in the location of the existing bin collection gate to enable refuse collection from Linstead Street.



Proposed Front Courtyard Plan



- New green roofs to existing buggy stores



- New timber fencing within entrance courtyard to form Bin store enclosure
- Example of timber fencing to bin stores as part of works for Haringey council



### 3.2 Proposed Demolition

**Internal**

Demolitions internally will be non-structural.  
No works are proposed at First Floor or roof level.

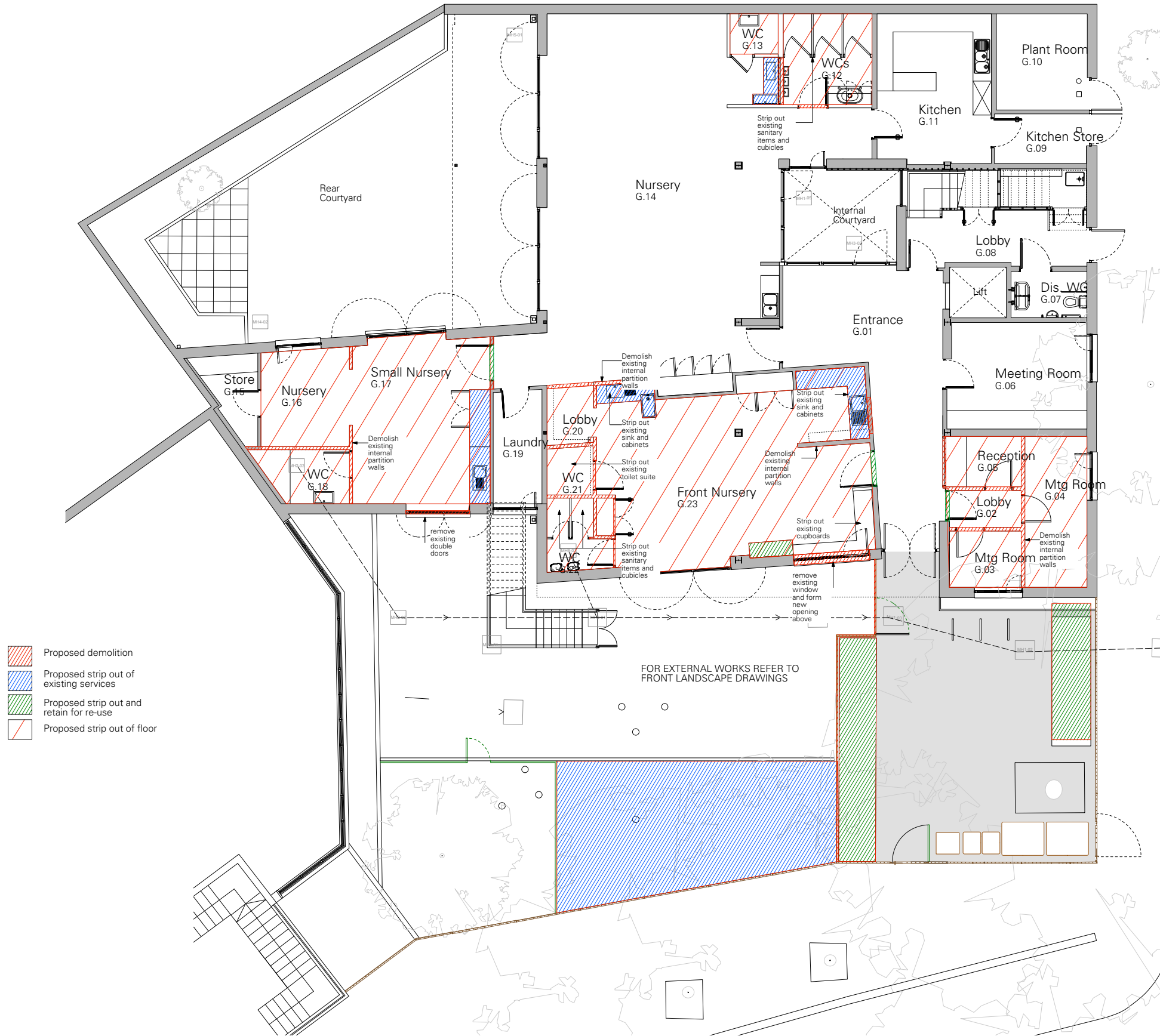
**External**

A new opening will be formed within the external wall on the south elevation for the new window to the reception area. The new window proposed to Station B will use the existing opening.

Landscape alterations will also be made to make good existing play surface in poor condition.

**Site Construction Access**

Once a contractor has been appointed to carry out the works they will develop a construction strategy. This will include details of site accommodation, hoarding/ scaffolding requirements and a site waste management plan. In addition to this they will provide a Construction Transport Management Plan, which will ensure that site and construction access is considered and addressed at the earliest opportunity.



*Proposed Ground Floor Demolition Plan*



3.3 Materials



Windows

The new windows will be chosen to match the architectural language of the existing building.

The replacement windows will be contemporary aluminium clad casement windows, painted grey to match the existing.

Timber Fencing

New softwood timber fins fixed back to galvanised steel posts and fixing rail to form new enclosure to bin store.

Metal Boundary Fencing

New 2.4m high polyester powder coated metal railings to full perimeter of site

Wildflower roofs

Wildflower turf laid as a new roof to the existing buggy stores

Tarmac

New areas of black tarmac to the external spaces



## 3.4 Access

### External Access

The existing boundary gate will be replaced and upgraded to a fully automatic opening. This will ensure that those in wheelchairs, or those with large buggies will be able to enter the building without additional assistance. Along with this the existing boundary fence will have a new graphic treatment, this will improve legibility and aid navigation to the entrance, making the building a more welcoming and inviting place. Colour will be used to direct visitors to the entrance gate and colourful panels will screen the bin store to further improve the visual appearance of the Centre. The height of the fencing will be increased to 2.4m to comply with LB Camden safeguarding requirements.

All existing external doors are retained and no alterations are proposed to the main entrance.

The proposed external works to both the front and rear courtyards will make good the existing surfaces, which are in poor condition, this will remove trip hazards and improve ease of access between inside and outside of the building.

### Internal Access

All new doors will be 900mm wide as a minimum and Part M compliant.

No alterations are proposed to the stairs or lift, which will retain full accessibility to the upper floor

### Acoustics

All new partitions will be acoustically rated as set out in the client's briefing document. This is to ensure sound transfer is minimised either from within the PCPS rooms to the other spaces as well as from the other spaces into the PCPS.



*Visualisation: proposed new 2.4m high boundary fence with large coloured panels screening the bin store and providing signage*

*This visualisation shows indicative signage which is subject to a separate advertising consent application*



### 3.5 Drawing List

319_001	Location plan	1:1250	A4
319_010	Existing Site Plan	1:500	A3
319_101	Existing Ground Floor Plan	1:100	A3
319_102	Existing First Floor Plan	1:100	A3
319_103	Existing Roof Plan	1:100	A3
319_105	Existing Front Landscape + Drainage plan	1:100	A3
319_110	Existing North and East Elevations	1:100	A3
319_111	Existing South and West Elevations	1:100	A3
319_120	Existing Building Sections	1:100	A3
319_160	Proposed GF Demolition Plan	1:100	A3
319_200	Proposed Site Plan	1:500	A3
319_201	Proposed Ground Floor Plan	1:100	A3
319_202	Proposed First Floor Plan	1:100	A3
319_203	Proposed Roof Plan	1:100	A3
319_205	Proposed Front Landscape Plan	1:100	A3
319_210	Proposed North and South Elevations	1:100	A3
319_211	Proposed South and West Elevations	1:100	A3
319_212	Ex. and Proposed Boundary Fence Elevations	1:100	A3
319_220	Proposed Building Sections	1:100	A3