



DESIGN STATEMENT

THE LITTLEHAVEN NURSERY,
21, CASTLEHAVEN ROAD, LONDON, NW1 8RU

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SQUARE FEET ARCHITECTS

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SITE PLAN

HISTORY

The Littlehaven Nursery is a not-for-profit organisation linked to the adjacent Castlehaven Community Association, (CCA), a registered charity providing valuable services for Camden residents. Profits from the Nursery support the CCA allowing it to offer classes, community events and food parcels to local people over the whole age range.

The Nursery occupies a single storey building constructed in 1986 and includes a secure outside play area adjoining the south part of Castlehaven Community Park. It is a successful business that would profit from additional space to increase capacity and improve facilities, (most critically the current kitchen which is too small). There is scope for expansion to the east of the site where planning permission was granted in 2011 for a single storey extension when the building was primarily used as a community centre. This application is for a similar increase in footprint to create additional nursery space.



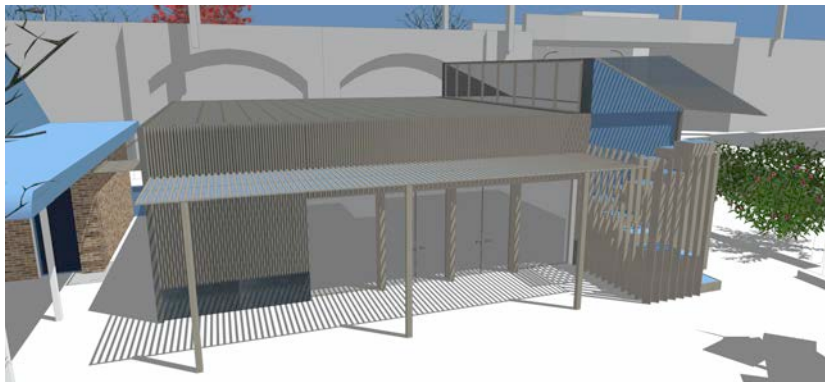
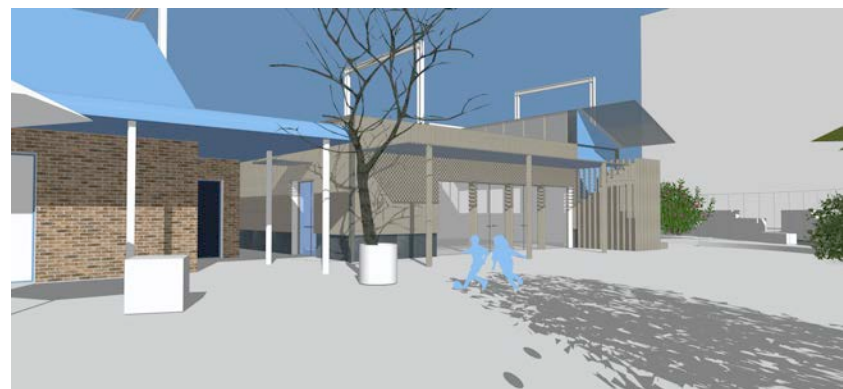
VIEW FROM SOUTH EAST (CASTLEHAVEN ROAD)



VIEW FROM NORTH (RAILWAY ARCHES)



AERIAL VIEW



PROPOSALS

The existing building is built in brickwork with a blue corrugated metal roof that has not weathered well. The main entrance is from the access road to the north side which also includes some parking spaces. There is a secondary entrance with a gate in the railings that currently allows parents to bring children in pushchairs.

Access to the site is very constricted and space for construction and materials storage is limited. The Nursery cannot afford to close for any period and so any new construction needs to take place whilst the facilities remain in full operation. Disruption needs to be kept to a minimum. Prefabricated or modular systems would help ease these difficulties, allowing a number of key components to be assembled more accurately in a workshop and help save construction time on site. Panel systems, (such as structural insulated panels, SIPs), can offer greater flexibility with quick and clean assembly on site together with more options on design.

The existing building is very much of its time in terms of design and construction. The new extension is designed using sustainable construction methods to produce an efficient, highly insulated building clad in timber to sit lightly within the immediate landscape. This is intended as a neutral foil to the brickwork and blue pitched roof of the current building. Insulated panel walls will be clad in dark stained timber planks fixed vertically. To the north side where security is a critical issue every other plank will be omitted to allow filtered light and ventilation through the window behind. Windows and glazed doors will be aluminium framed with a powder coated finish. The flat roof maintains the low profile allowing the extension to appear subsidiary to the existing building; a pitched section to the south-east forms a stop-end to the composition where rooflights bring late afternoon sun into the interior. The line of the existing verandah is continued in a lightweight timber structure with translucent polycarbonate sheeting to provide further protected outside play area. The pitched roof stop-end is extended to cover this and create the opportunity for a play stair with storage below.

Investigation has been carried out into the addition of solar panels however the orientation of the site and the proximity of mature trees and tall buildings directly to the south mean that limited sunlight would fall on the roof of the extension. Further investigations will be carried out to check the feasibility of using an air source heat pump.

There is a large mature plane tree in a raised planting bed on Castlehaven Road, the canopy of which extends partly over the extension site. An arboricultural report is included with the application – this concludes that the development would have a low impact of the surrounding trees and makes recommendations for appropriate foundations to limit the effect of construction work on the tree and its roots. These measures would be followed.

SUMMARY

The Littlehaven Nursery and Castlehaven Community Association provide valuable and wide ranging facilities for the local community by working together both financially and in an organisational capacity. Extending the facilities of the Nursery will help improve the business and allow the beneficial relationship to continue. Approval for a similar extension has previously been granted; this application is an updated version.