

DESIGN AND ACCESS STATEMENT

In support of an application for:

**Construction of a New Dwelling
At Boydell Court, St John's Wood Park,
London NW8 6NJ.**

CONTENTS

1.00 INTRODUCTION

2.00 PLANNING HISTORY& CURRENT STRATEGY

3.00 DESIGN

USE

LAYOUT

AMOUNT/SCALE

APPEARANCE AND MATERIALS

4.00 ACCESS

1.00 INTRODUCTION

1.01 This Design and Access Statement is submitted on behalf of the Applicant to meet the requirements of The Town and Country Planning (Development Management Procedure)(England) (Amendment) Order 2013 as they relate to a Planning Application for the construction of a new workshop/office at Boydell Court, St John's Wood Park, London NW8 6NJ.

1.02 This statement has also been prepared in accordance with the requirements of Circular 01/2006 including amendments contained in "Guidance on Information Requirements and Validation (March 2010) in support of, and to assist the Local Planning Authority with the determination of a planning application submitted on behalf of the Applicant.

1.03 The proposals are detailed on the following drawings.

- 561/20 - Existing Part Site Plan.
- 561/21 - Existing Elevation to St John's Wood Park .
- 561/22 - Proposed Part Site Plan.
- 561/23 - Proposed Elevation to St John's Wood Park.
- 561/24 - Proposed Ground Floor Plan.
- 561/25 - Proposed First Floor Plan.
- 561/26 - Proposed Elevations.
- 561/27 - Proposed Longitudinal Section.
- 561/28 - Proposed Cross Section.
- 561/29 - Site/Block Plan.
- 561/30 - Location Plan.

2.00 PLANNING HISTORY & CURRENT STRATEGY

Planning permission was granted by the London Borough of Camden on 7th February 2023 (Ref: 2022/4050/P), for a single storey workshop/office building in the same location as the proposed dwelling to which the current application relates.

The approved workshop was intended to provide office and storage space for the management team of the Boydell Court Estate, however, it is now felt that the estate and the local community would also benefit from a much needed additional housing – this being backed up by a recent Government statement that, in order to address the current housing crisis, new dwellings should be built ‘...where there is the most need and where there is local support, in the heart of Britain’s greatest cities.’ (PM Rishi Sunak, 23rd July 2023).

3.00 DESIGN

USE

- 3.01 Boydell Court is an existing residential estate within St. John’s Wood comprising four blocks of apartments within two separate buildings, containing 121 flats in total. There are also seven houses within the estate and a management office.
- 3.02 The location of the proposed building is currently occupied by a disused delivery hardstanding.





3.03 The proposed building is intended to be used as a single family dwelling.

LAYOUT

- 3.04 The proposed building comprises 3 bedrooms, 1 family bathroom and 1 downstairs cloakroom, a kitchen with breakfast area & utility room and an open plan lounge/dining room.
- 3.05 The proposed building is to be located on a part of the site which is screened from the remainder of the site by the residential Block D and screened from the pavement on St John's Wood Park by an established evergreen laurel hedge. Immediately adjacent to the site is a public footpath and a secure landscaped area and ventilation tower owned by London Underground.



- 3.06 The layout and positioning of the building has been carefully considered and designed to have minimal impact on the immediately adjacent existing ground and first floor flats of Block D, Flat nos. 107 & 84 respectively. The internal layouts of these flats are such that the six north facing windows which overlook the position of the proposed dwelling serve only non-habitable rooms - 2 bathrooms and a kitchen/utility room per flat - and that ,

being bathrooms, four of the six windows have obscured glazing. The living areas and bedrooms within Flat 107 & 84 have their windows on the East and South elevations, which will be unaffected by the proposed building.

AMOUNT/SCALE

- 3.07 The internal floor area created by the proposed building is 105 s.m. which equates to approximately 0.98% of the overall site area of the estate.
- 3.08 Elevationally, the proposed building will be subservient to the existing residential blocks and with the screening of the hedge to the boundary will be inconspicuous when viewed from the site adjacent public footpaths.

APPEARANCE AND MATERIALS

- 3.09 The facing brickwork is intended to closely match that of the existing residential blocks on the site, with feature bands of reconstituted stone to reflect the stone coursing on the existing buildings. The appearance will be similar to that of the previously approved workshop/office building.
- 3.10 The powder coating to the new door and window frames and coping will be of a colour sympathetic the existing buildings and the fenestration and proportion of the windows closely reflect those on the existing adjacent residential block.
- 3.11 The flat roof design is intended to minimise the impact of the building on its surroundings.

4.00 ACCESS

- 4.01 The proposed dwelling will be within the secure grounds of Boydell Court, where there is controlled vehicular and pedestrian access via locked gates and vehicle barriers and gates. Only the occupiers of the dwelling will have the appropriate key fob to gain access to the site. All other visitors will have to be checked in by the user or via the twenty-four-hour portering service. There is a main CCTV security system in operation throughout the estate to provide maximum security for the residents of the estate and visitors.
- 4.02 Vehicular access and egress from the estate is onto St. John's Wood Park Road and there is, in addition, pedestrian access to the Finchley Road and Adelaide Road which provide access to the shopping areas around Swiss Cottage and also to the Underground station at Swiss Cottage and the Jubilee Line.
- 4.03 There is a limited amount of car parking on site and arrangements will have to be made through the management of the estate for an allotted car-parking space. Visitors' parking is also restricted and controlled by the porters and is subject to what is available at any given time.
- 4.04 There are covered, secure cycle stores located within the estate, available for use by all residents and visitors.
- 4.05 Access the communal amenity areas of the site will be available, as it is for

all residents of the estate.

- 4.06 Access to the dwelling itself will be via a new footpath formed between the eastern end of Block D and the hedge, fence and low-level wall forming the boundary of the site. The paving is to be ramped to provide level entry into the building.
- 4.07 The roads and paved areas on the site are illuminated at night and additional low level lighting will be provided along the new access footpath to the dwelling.
- 4.08 Access to the refuse storage is always available and provision will be made for the occupants of the dwelling. Access for the Local Authorities collection of refuse is again controlled by the porters, but is provided on a weekly basis. The postal delivery is also dealt with in the same way, on a daily basis.