

# DESIGN & ACCESS STATEMENT

In support of Planning Application Reference:  
**PP-12401298**, submitted to Camden Council on 19th August 2023

Address: Alexandra Resource Centre, TRA, Rowley Way, London NW8 0SW

Proposed Repair/replacement of roof slabs, repair of perimeter planting troughs and replacement lantern light glass blocks.



Extract from Google Earth and Typical Estate and TRA Elevations,



## Present Situation

The property is located within the Alexandra Road Conservation Area. The building is part of the Alexandra Road Estate which is Listed Grade II\*. It forms part of the community facilities serving and constructed concurrently with the estate. It is now used for the purposes of the Tenant and Resident Association (TRA), linked to the Alexandra and Ainsworth Road Estate. The roof of the TRA is used for outdoor activities and barbecues.

The roof of the Centre, which is subject of this application, is positioned at the upper pedestrian-access level and forms part of the concrete deck comprising the east-west spinal route through the Alexandra Road Estate. The application site is an integral part of the concrete megastructure of the grade II\* listed Alexandra Road Estate, which was designed by Neave Brown and Camden Architect's Department in 1968, and built in the years 1972 and 1978. The site is located in the Alexandra Road Estate Conservation Area.

The glass blocks have been damaged through misuse and vandalism and cannot be replaced individually by virtue of their construction being cast as integral parts with the concrete roof slabs. The roof slabs are damaged in places and the substructure of the roof has deteriorated as a result, leading to rainwater penetrating through to the accommodation below.

The timber loggia has been affected by rain and is damaged in places. The timbers will be reviewed and repaired/replaced as necessary to match the existing.

The planting troughs on the perimeter have also deteriorated, and the bitumen linings have cracked, allowing rainwater to penetrate the accommodation below.



Roof Paving Slabs  
And Roof Lights damage



Ceiling at Entrance  
door and Main Hall





Ceiling Damage in Hall  
and Floor damage



Timber loggia on the roof requiring repair/replacement as  
necessary.

The proposals for repair had previously been submitted as Full Planning Application and Listed Building Consent, respective references 2019/3797/P and 2019/3031/L, and were both granted approval on 15th October 2019. However, the time limit of three years for the works to commence have now expired, and that is the reason for this re-application.

### Design Principles and Concepts

It is proposed to repair/replace the roof slabs, repair the perimeter planting troughs and replace lantern light glass blocks. This has already been carried out to the glass blocks above the TRA entrance.

## Design and Appearance

The original glass blocks are no longer manufactured so a close match block has been sourced and will form part of a new cast concrete slab of matching dimensions and appearance. The blocks are a sturdier design and the slab unit is planned to be designed to ensure individual blocks can be replaced in the future.

Issues of scale are unaffected by the proposal. With regard to landscaping The councils parks and landscape team will be replanting the planter areas around the roof lantern and perimeter with defensive plants/shrubs.

The proposed works are fully described in the attached Design and Access Statement, produced by John Rowan and Partners LLP dated January 2018, which was included in the Planning and Listed building Consent Approvals, respective references 2019/3797/P and 2019/3031/L, dated 15th October 2019.

Access to the site will remain unaffected by the proposed works.

## Conclusion

It is considered that the proposed works are necessary for the long-term waterproofing of the external envelope of the Alexandra Resource Centre (TRA), and will enhance its external appearance, causing no harm to the special interest of the grade II\* listed building or to the surrounding conservation area. There will be no impact on neighbourhood amenity arising from the works.

The following documents and drawings are attached in support of this Design and Access statement:

Repair Design and Access Statement produced by John Rowan and Partners LLP dated January 2018

JGPS/AATRA/01: Site Location and Block Plan

JGPS/AATRA/001: Existing Roof Plan

JGPS/AATRA/100Rev.A: Proposed Roof Plan

JGPS/AATRA/200: Existing and Proposed Slab and Roof Finish Detail

JGPS/AATRA/201: Typical Seating/Planter Detail