

126 FORTUNE GREEN ROAD NW6 1DS

Design and Access statement

Existing Accommodation and Use

The existing building comprises three floors above ground providing forty en-suite rooms. The care home is registered for care categories: Alzheimer's and Dementia. The gross building size based upon approximate measurement is 900 sq m on the Ground floor, 350 sq m on each of the 1st/2nd and 3rd floors. A total of 1,950 sq m.

The ground floor provides residents with a large dining room, meat and milk kitchen, staff offices and a recent addition providing three en-suite bedrooms.

The last published CSCI Inspection Report was an unannounced inspection dated 10th February, 2006.

The home is the sole property of Westmount Housing Association Limited, registered number LHO887, Regulation Field-Natural RASA.

Projected Use

It is Jewish Care's intention to use the home for Jewish people with mental health problems and to provide a mixture of accommodation for a wide range of ages.

On the ground floor the refurbishment includes the following works –

- Forming of two en-suite bedrooms for respite
- Refurbishment of the sun room and lounge
- Forming a communal cinema room for residents
- Refurbishment of the main reception
- Refurbishment of the main dining room and kitchen to provide a cafeteria style service with residents able to have freedom of choice via self services and meals prepared to order
- Improvement of the existing lift to comply with DDA regulations.

Whilst the ground floor provides communal living space, we wish to provide neighbourhood lounges on the upper floors, this will give the freedom to provide innovative solutions at ground floor, to break the mould away from institutional space usage.

On the first, second and third floors the works will include -

- Creating a residents lounge with tea/coffee making and "breakfast bar" type facility
- Improve existing en-suites to comply with DDA Regulations
- Conversion of one room per floor to provide an assisted bath (Arjo)
- Improvement or replacement of the nurse call system

- Improvements to fire compartmentation to comply with Jewish Care's Fire Evacuation Policy/Fire Regulatory Order
- Provision of telephone, internet, TV (digital/satellite/cable) to bedrooms.
- Refurbishment of all the residents rooms including decoration, lighting and carpets.

This Planning Application

The submitted planning application is for approval to replace the existing aluminium framed windows to all floors and all elevations to white uPVC double sealed top hung windows in accordance with current building regulations.

The shape, size and arrangement of the new windows are to match the existing ones with the exception that the windows will be top hung in place of the current mid hanging arrangement. We believe the proposal will significantly reduce the heat loss from the entire building and therefore greatly improve the energy footprint of the ongoing operations.

We feel that the change from Aluminium to White uPVC will not adversely effect the appearance of the building or the adjacent/local properties due to the already modern appearance of the buildings existing construction.



Existing Photo