

Design and Access Statement

Proposed New One Bedroom Ground Floor Apartment within Boydell Court, St. John's Wood Park, London NW8 6NH

Introduction:

Boydell Court is an existing residential estate within St. John's Wood containing four blocks of apartments within two separate buildings. One building contains 57 apartments and the other contains 59 apartments. There are also seven houses within the estate. Within one of the main blocks of apartments there is a laundry room and locker area formerly used by the American Embassy Staff who used to reside within the building. All of the American Embassy Staff now reside in apartment buildings nearer to their place of work and, therefore, this area has become redundant and is empty.

We now intend to make good use of this space by converting it into a one bedroom apartment.

The Design Proposals:

There are already five ground floor apartments within the estate. Three are located within one block of apartments and the other two are within the other block and this is where we intend to increase the number to three. A similar exercise was carried out within the estate to form what is now apartment 58B.

As internally the existing ground floor window boards are approximately 1200mm above finished floor level, we intend to enlarge the windows by increasing their height so that they match other ground floor windows within the estate. The existing external solid double doors into the area will also be replaced with a large pair of glazed doors. Unlike the existing doors the new glazed door will be set back as indicated on the drawings to provide some privacy.

The first photograph on the next page shows the elevation of the existing space. A small tree presently obscures the window to the right side of the doors to the area of the proposed apartment. This tree will be removed and replaced with other planting of the appropriate size.

To visualize the size and design of the replacement windows for this apartment, the second photograph clearly shows the taller windows installed in another ground floor apartment.

The provision of a one-bedroom apartment within the estate will increase the range of apartment sizes, in terms of bedrooms, that may become available and it clearly makes good use of a space that otherwise would not be used.



Photograph One



Photograph Two

Access:

This proposed new apartment will be in the secure ground of Boydell Court where there is controlled vehicular and pedestrian access via locked gates and car barriers and gates. Only the tenant of the apartment will have the appropriate key fob to gain access to the site. All other visitors will have to be checked in by the tenant or via the twenty-four hour portage system. There is a main CCTV security system in operation throughout the estate to provide maximum security to the residents of the estate.

Access to the apartment itself will be via the main front entrance door located at ground floor level within the main entrance foyer of the main apartment building. As this is a ground floor apartment there is also an alternative entrance through the double glazed doors directly into the main reception room. Access into the main foyer of the building is controlled by the key fob or telephone link to the main porter's desk. The tenant will control access through the double glazed doors.

There is a limited amount of car parking on site and arrangements will have to be made through the management of the building 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 one time.

The roads and paved areas are illuminated at night and access to the two car parking areas, refuse storage area and other facilities is always available. Access for the Local Authorities collection of refuse is again controlled by the porters, but is provided on a weekly basis. The post delivery is also dealt with in the same way on a daily basis.

Access for the disabled and the possible use of wheelchairs is catered for as outlined within the Lifetime Homes Statement. However the twenty-four hour porter will provide assistance whenever required.

Vehicular access and exit 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 that provides access to the shopping areas around Swiss Cottage and also the underground tube station at Swiss Cottage and the Jubilee Line.