

# Endsleigh Gardens Extensions

## Design and Access Statement

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# Introduction

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This design and access statement should be read in conjunction with the supporting drawings submitted. This application is for planning permission for two extensions to the rear of the St Mungo's Broadway's Endsleigh Gardens building.

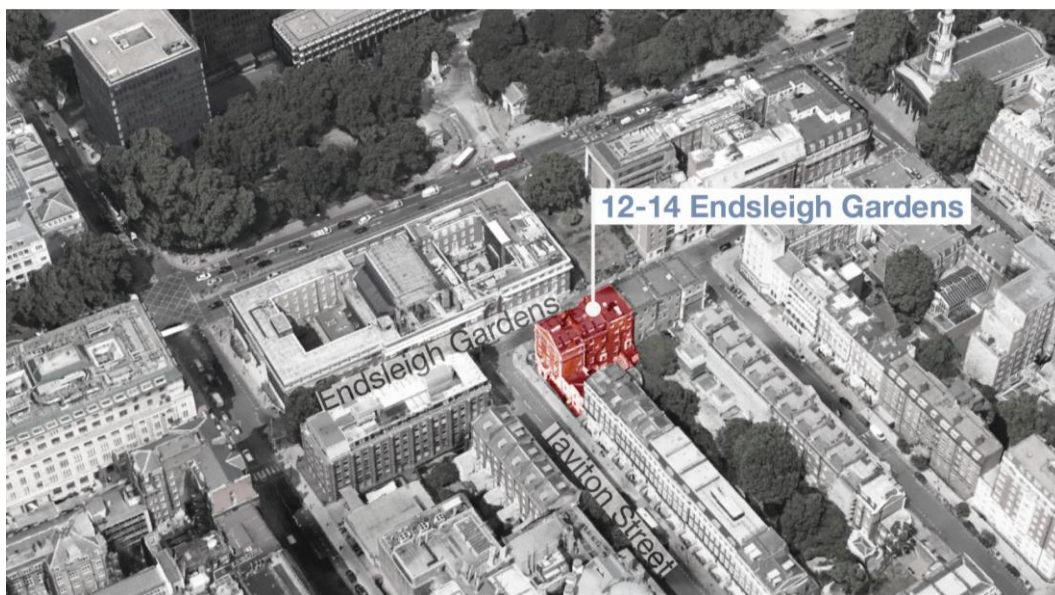
The building is situated at the corner of Endsleigh Gardens and Taverton Street. It is located in the Bloomsbury Conservation Area, however it is not listed.

St Mungo's Broadway's Endsleigh Gardens service plays a key role in the Camden Housing Pathway for single homeless people. It offers a wide range of services which are designed to support homeless people to build their skills and progress towards more independent living. These include structured key-working and support planning, help with medical needs and access to skills training.

The refurbishment, the design for which has been developed in partnership with Brian Matthews, LB Camden's Housing Commissioning and Partnerships Manager, and consulted on with neighbours and stakeholders, is intended to further enhance St Mungo's ability to support people to move on in their lives for good.

This will be achieved by increasing and enhancing the training facilities provided in the service, by improving sleeping spaces and access to cooking facilities, and by creating more effective medical support and activity rooms.

The lifts are also being refurbished so as to enhance the building's inclusiveness for people with mobility needs, thus ensuring that no one who needs help is needlessly excluded from it.



Site location.

The site is located in central London, not far from major transport links.



View from Endsleigh Gardens towards South-West.

Image from Google Street View.

# Design

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## Use

The two proposed extensions are located to the rear of the existing building alongside the existing courtyard. The extensions are required as part of the wider refurbishment and will house supporting facilities and a wheelchair accessible bedroom.

The existing courtyard is currently used as external training space for mortar mixing and will be made more accessible for use as a garden area / social space.

## Amount

The overall refurbishment will improve the quality of bedrooms, common areas and training facilities. The proposed extensions assist in creating a more open and welcoming entrance as well as warm common areas to enable more social interactions between residents. The extensions will enhance the accessibility to the courtyard so that it can be better utilised by residents and staff.

The two new extensions will provide additional floor area for a disabled accessible bedroom and a shared dining room. The existing conservatory is proposed to be demolished and the flat roof of one of the existing extensions is proposed to be converted into a terrace. There are some changes proposed to openings in external walls within the courtyard to enable better daylight penetration. It is also proposed to remove the existing metal stair in the courtyard and provide a replacement stair connecting the proposed roof terrace with the courtyard level. This will enable access to the courtyard via the stair from the common dining area.

## Layout

Proposed changes to building footprint are as follows:

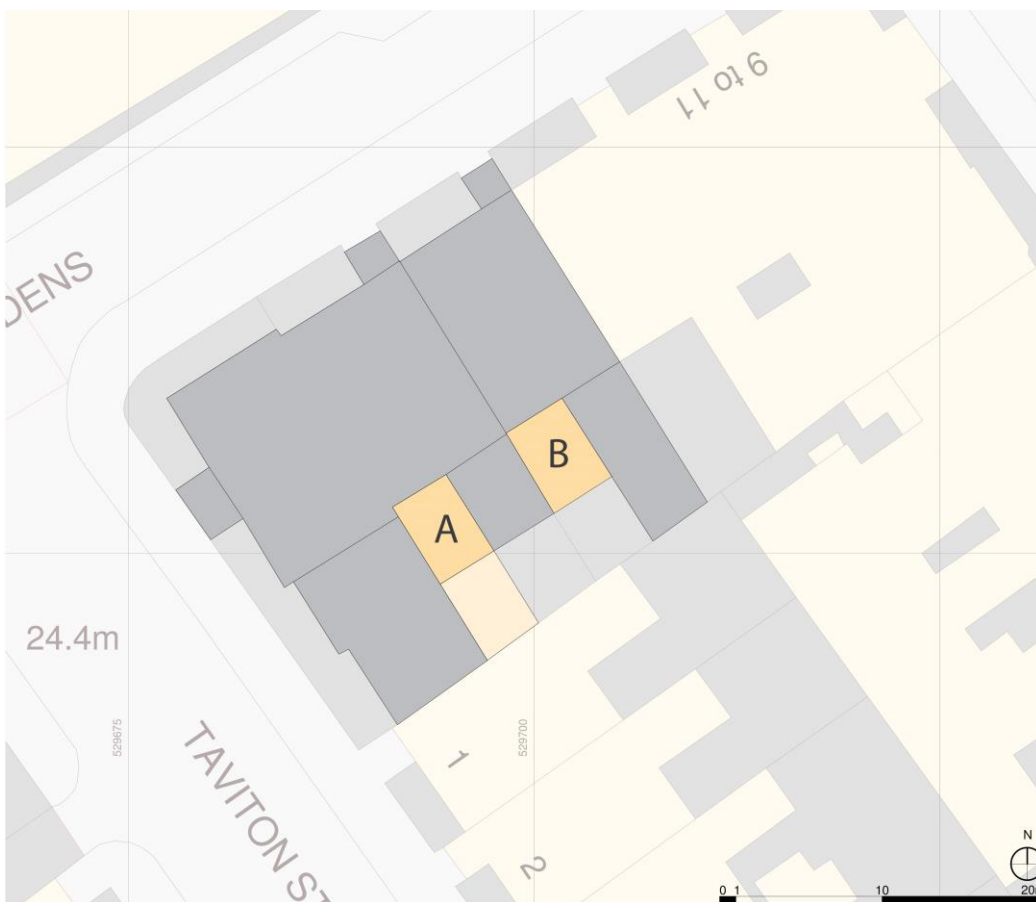
- Refurbishment of the existing single storey extension in the western part of the courtyard:
  - Building new extension at ground floor level (Extension A) over part of the existing extension. This will house a meeting room and an archive room at lower ground floor level and a shared dining room at the ground floor level
  - Converting remaining roof area into a rooftop terrace
- Demolition of existing conservatory and building a two storey extension in its place (Extension B) which will align with existing extension in the central part of the courtyard. This will house additional space for the relocated Bricks & Mortar training space at lower ground floor level and a private bedroom at the ground floor level
- Demolition of existing metal stair from private bedroom at ground floor level to the courtyard and providing a new metal stair from roof terrace to the courtyard

There is an existing extension facing onto the courtyard. The volume and footprint of this will not be altered.



Existing site plan:

- 1- Existing extension with the proposed roof replacement
- 2- Existing conservatory to be removed



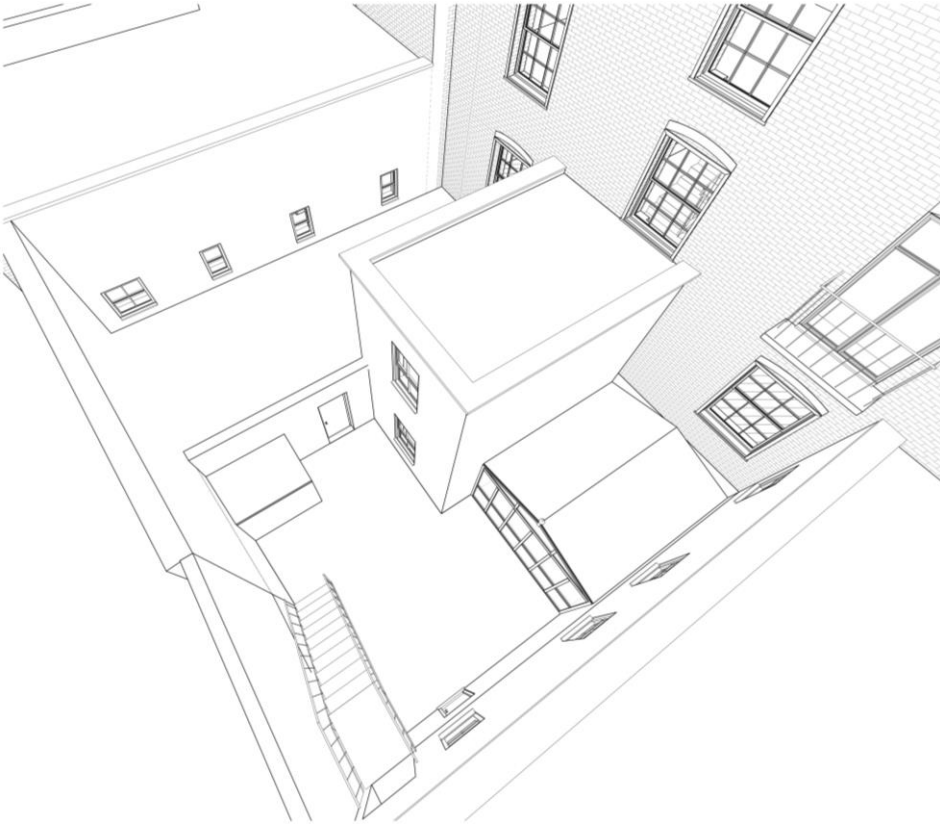
Proposed site plan:

- A- New single storey extension at ground floor level over existing one
- B- New two storey extension on lower ground floor level

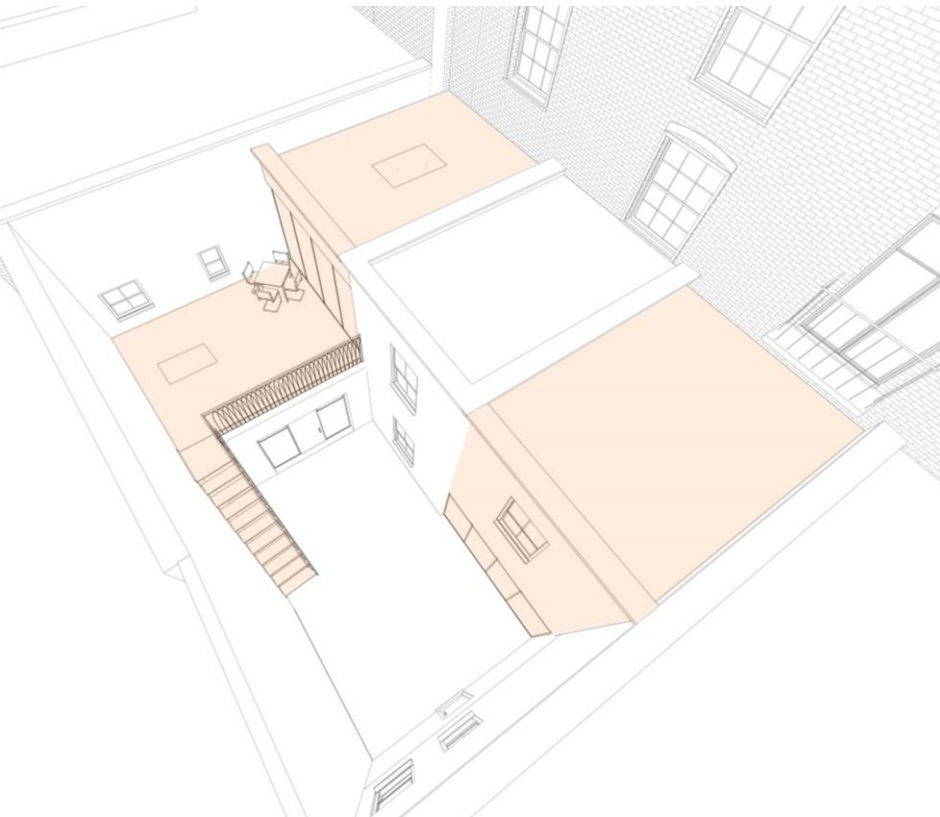
## Scale

The proposed extension A has a footprint of 21m<sup>2</sup>.

Extension B proposed in place of the conservatory has a footprint of 24m<sup>2</sup>.



Bird's eye view – as existing



Bird's eye view - proposed

## Landscaping

The courtyard area paving will be renewed.

## Appearance and Materials

The existing extension has a white render finish which contrasts with the existing brickwork (London yellow stock brick). The new extensions will tie in with the existing to maintain coherence of the rear elevation. In this way the modern will contrast with the historic.

New external walls are proposed to be formed in block work with thermal insulation and a white render finish. The flat roofs of the new extensions will have mastic asphalt waterproofing and parapets with concrete copings to match the existing extension.

In areas where more daylight is required modern full height powder-coated aluminium frame double glazing is proposed to contrast with existing white painted timber frame sash windows. In Extension A this takes the form of a sliding folding glazing which, when open, will enable continuity of space from the dining room onto the roof terrace. In Extension B lower ground floor full height double glazing will be installed. Above this a new white painted timber frame sash window is proposed to match the existing windows in the adjacent extension.

A new roof terrace with timber decking is proposed over the mastic asphalt waterproofing and a new walk-on fixed rooflight within the decking will allow more light into the meeting room below. New metal stair and railings will be painted black to match the existing railings.

It is proposed to renew the render of the existing extension to blend in with the new extensions.

As a result of the alterations, the newly shaped courtyard space will be clearly defined and easy to access by both residents and staff. It will have more of a garden atmosphere and will be used as an external social space. The additional internal space will improve the training and social facilities of the hostel which will contribute to wellbeing of its residents.

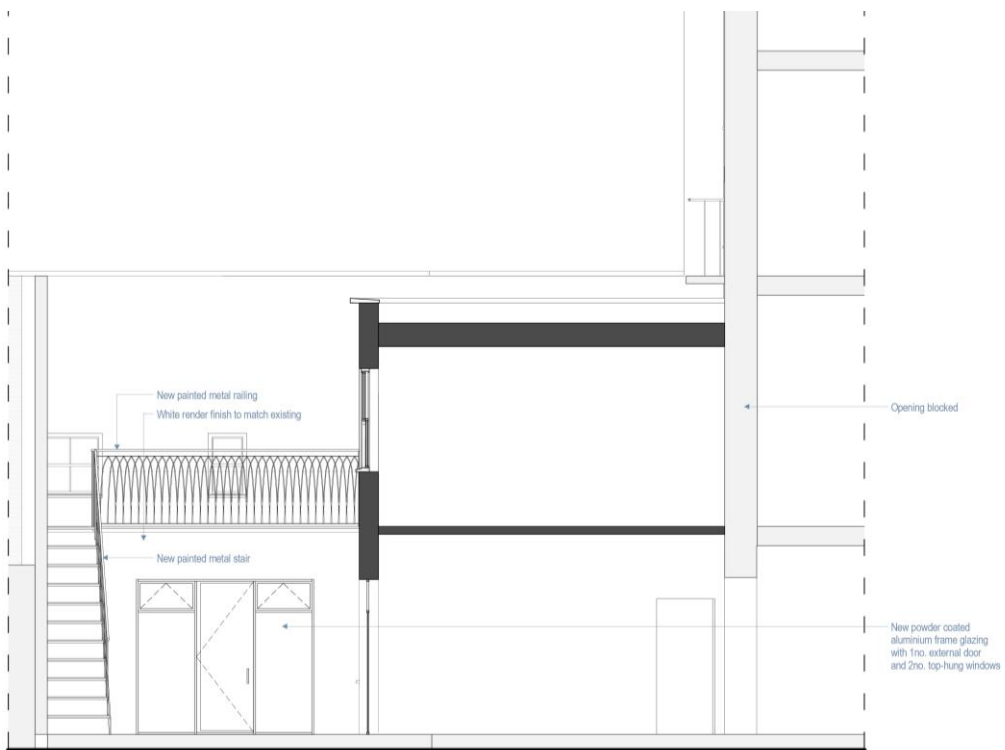


View towards western part of the courtyard.

Existing single storey extension is currently used for Bricks & Mortar training. It is in a bad condition and spoils the courtyard's ambience.



View towards eastern side of the courtyard.



Proposed East Elevation



# Access

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## **Philosophy and approach**

It is expected that those who will operate, work in, and maintain the St Mungo's Hostel at Endsleigh Gardens will treat all visitors as individuals and recognise that a range of disabilities may be encountered. The development has been designed to be as accessible as is reasonably practicable to achieve. The lifts will be upgraded as part of the wider refurbishment.

## **Approach to the site**

The site, 12-14 Endsleigh Gardens, is easily accessible via private and public transport. Underground stations of Euston, Euston Square, Warren Street and Russell Square are less than half a mile away. King's Cross and St Pancras stations are just over half a mile away.

There is neither car nor pedestrian access to courtyard directly from the street.

## **Access to the building**

The main entrance to the building is from Endsleigh Gardens. Existing ramped access to the building is provided from the entrance on Taverton Street.

## **Reception**

The reception is located on the ground floor, directly accessible through the main entrance.