

## **MAITLAND PARK CARE HOME, MAITLAND PARK, LONDON NW3 2ET**

### **PROPOSED GLAZED LINK AT ROOF LEVEL**

#### **1.0 Introduction**

This Design and Access Statement relates to the provision of a new glazed link at second floor roof level.

Maitland Park Care Home was completed by Shaw Healthcare on behalf of Camden Council in 2013. The building contains 34 Extra Care flat and 60 care home bedrooms which are organised into 6 house groups.

Each house group, apart from House Group 6 at second floor level at the north west end of the building, is serviced by two lifts. This is so that in the event of the failure of one lift, or during routine maintenance, the house groups can still be accessed via the remaining lift. During the eighteen months since the building has been completed and has been operational it has become evident that a secondary emergency lift access to House Group 6 on the second floor should be provided.

#### **2.0 Existing Buildings / Site Appraisal**

The building consists of a lower ground floor, an upper ground floor, first and second floors. The second floor does not occupy the full footprint of the building but consists of two wings one containing House Group 6 and the other the top floor of the Extra Care section of the building. House Group 6 is serviced by a single lift and the Extra Care section by two lifts. There is an extensive area of flat roof between the two wings at second floor level which houses mechanical extract plant and rooflights. Access to the roof for maintenance is via a door situated in the training room in the extra care wing.

#### **3.0 Proposals / Appearance**

As it would not be possible to provide an additional lift alongside the existing one up to House Group 6 without major building works and disruption to the operation of the care home it is proposed to provide a semi enclosed glazed link across the flat roof from the existing access door in the training room to a new door opening to be formed at the rear of the nurse station in House Group 6. This would provide an alternative, emergency link by lift to House Group 6 in the event of the failure of the single lift.

The link, 1.3 metres wide, 18 metres long and 2.7 metres high, will consist of a steel frame fixed down to the existing concrete roof which will support lightweight glazed cladding with powder coated aluminium framing. It is intended that the cladding would stop short of the existing paving by about 300mm in order to allow rainwater to drain to the existing roof outlet. The link will be unheated and will form an external space rather than form part of the building.

The link will be set back a considerable distance from the edge of the roof particularly on the south west side of the building where it will not be visible from below.

#### **4.0 Access**

The proposed link will provide an alternative access to House Group 6 via lift in the event of the failure of the single lift servicing House Group 6. It will be wide enough to accommodate wheelchairs and heated food trolleys.

As the surface of the flat roof is approximately 150mm above the internal floor levels in House Group 6 and in the Extra Care wing removable ramps will be provided in both wings to facilitate ramped access up to the level of the glazed link.

