



GREENWOOD PLACE AND HIGHGATE ROAD SITE

COMMUNITY RESOURCE CENTRE, CENTRE FOR INDEPENDENT LIVING AND NEW RESIDENTIAL UNITS

PLANNING, DESIGN AND ACCESS STATEMENT: S.73 SUPPLEMENT
MAY 2015
JOB REF. 1213 GREENWOOD PLACE



CONTENTS

1.0	Introduction	4
1.1	Summary	5
1.2	The scope and content of the planning application	6
2.0	Proposed Amendments	8
2.1	Internal Alterations and Reconfigurations	9
2.2	Schedule of Accommodation	16
2.3	Basement Hydrotherapy Pool	17
2.4	Glazed Front Walkway	21
2.5	Guarding and Parapets	25
2.6	Access Arrangements	25
2.7	Conclusion	25

1.0

INTRODUCTION

- 1.1 Summary
- 1.2 The scope and content of the planning application

1.1 Summary

This statement supports the submission of a s.73 application for minor material amendments to proposals at the Greenwood Place and Highgate Road Site which was granted planning permission in December 2013.

In September 2013, the Tibbalds HCA Multidisciplinary Team on behalf of the London Borough of Camden made a planning application for a new Adult Social Care Centre at the site of the existing Greenwood Centre, Greenwood Place, Kentish Town.

The development proposal includes new home spaces for a number of existing adult social care services, as well as a new Centre for Independent Living (CIL). A CIL is an organisation or network of organisations run and controlled by people with disabilities. Camden's CIL will give people with disabilities a centre for specialist advice and support, and opportunities to learn about the latest equipment and technology available to help people live more independently. It will be open to anyone who declares themselves to be a disabled person, for example people with a physical and/or sensory impairment, mental health condition, learning disability or long-term health condition such as HIV/AIDS or cancer. It will also be open to carers.

The proposed development will provide new premises for the following services:

- Mental Health day services currently being delivered at the Highgate Centre, Highgate Road, Kentish Town (adjacent to Greenwood Place)
- Dementia Care day services currently being delivered at Raglan House, Raglan Street, Kentish Town
- Learning Disabilities day services currently being delivered at The 'New Shoots' day centre, Shoot Up Hill, Cricklewood
- New services for younger people living with Profound Multiple Learning Disabilities (PMLD) and Autistic Spectrum Condition (ASC)
- A Centre for Independent Living providing services and shared facilities to support, build confidence and enable people with disabilities to live as independently as possible as well as opportunities for social enterprise and access to work and training

The proposal for Greenwood Place offers an unprecedented opportunity to provide a new and flexible development to secure the future of day and support services for some of the borough's most vulnerable residents. At a time of exceptional financial pressures and when day services are being closed across the country, this proposal represents a commitment to invest in new and existing services in Camden. A modern, purpose-built development can deliver more efficiently and effectively a wider range of services.

Adult social care support is changing significantly to deliver personalised and safe services. The 'personalisation' of care is a national policy that means that eligible service

users can choose how to spend their personal budget to achieve outcomes they want for themselves. At the heart of the proposal is the community and individuals taking control of their lives and exercising choice over the support and services they want.

Due to the innovative nature of the proposed building a great deal of consultation and discussion has gone into how the building should function, what services it should provide, how it will be funded and how to ensure the safety of users. These discussions began before planning was granted and including extensive public consultation.

Since planning was granted discussions within LB Camden Housing and Adult Social Care in close consultation with the design team have continued and resulted in a number of amendments to the Greenwood Place building which are the subject of this application. These do not change the philosophy behind the building but are based on the evolving model for providing adult social care within Camden as well as further research into how the concept of Centres for Independent Living is being delivered throughout the country.

We believe these changes do not fundamentally change the use or external form of the building and note that no changes are proposed to the Highgate Road residential building as part of this application

1.2 The scope and content of the planning application

The planning application comprises a s.73 application for minor material amendments to Camden Council's original planning consent for proposals at the Greenwood Place and Highgate Road Site. The proposed minor materials amendments are as follows:

'Variation of Condition 2 (approved plans) of the above planning permission 2013/5947/P for: Demolition of existing buildings and redevelopment to provide: a new 3,228sqm (GIA) Centre for Independent Living (CIL) (Class D1) comprising 3 storeys plus basement at Greenwood Place; a part 5 part 7 storey mixed-use development at Highgate Road comprising 42 residential units (including 8 supported affordable housing units) and 100sq m (GIA) social enterprise in flexible retail, restaurant/café, office or community use (Classes A1/A3/B1/D1) at ground floor level; highways improvements to Greenwood Place, and associated plant, landscaping, servicing and disabled car parking.

Aspects of the approved scheme to be varied comprise:

- Provision of hydrotherapy pool and associated requirements, including basement extension and associated outtake ventilation;
- 55sq m reduction in size of building from ground to second floor, with an increase in the basement due to the above;
- Internal alterations and reconfigurations and associated minor external alterations;
- Glazed connection to the ground floor front elevation to enable an internal connection between all ground floor areas;
- Increase of minimum guarding and parapet heights on the roof areas from 1.5m to 1.8m.'

In addition to this Addendum Design and Access Statement, and in pursuit of the application we submit electronic copies of the following documentation:

- Completed planning application form, Land Ownership Certificate B, Agricultural Holdings Certificate;
- Completed Council's Own Development application form;
- Completed CIL forms;
- 1:1250 site location plan;
- Proposed and Consented Drawings as follows:

Drawing Name	Proposed Revision	Consented Revision
Proposed Site Plan	1213 PL 002_Rev_B	1213 PL 002_Rev_
Ground Floor Plan: Greenwood Centre	1213 PL 160_Rev_B	1213 PL 160_Rev_A
First Floor Plan: Greenwood Centre	1213 PL 161_Rev_A	1213 PL 161_Rev_
Second Floor Plan: Greenwood Centre	1213 PL 162_Rev_A	1213 PL 162_Rev_
Roof Plan: Greenwood Centre	1213 PL 163_Rev_A	1213 PL 163_Rev_
Basement Plan: Greenwood Centre	1213 PL 164_Rev_A	1213 PL 164_Rev_
Proposed Elevations 1: Greenwood Centre	1213 PL 260_Rev_A	1213 PL 260_Rev_
Proposed Elevations 2: Greenwood Centre	1213 PL 261_Rev_A	1213 PL 261_Rev_
Proposed Elevations 3: Greenwood Centre	1213 PL 262_Rev_B	1213 PL 262_Rev_A
Proposed Sections: Greenwood Centre	1213 PL 265_Rev_A	1213 PL 265_Rev_

- Addendum Historic Environmental Assessment, prepared by MOLAS;
- Air Quality Assessment Note, prepared by Air Quality Consultants
- Revised Sustainability Statement, prepared by TGA;
- Revised Energy Statement, prepared by TGA;
- Addendum Flood Risk Assessment, prepared by Campbell Reith;
- Revised Basement Impact Assessment, prepared by Campbell Reith.

2.0 PROPOSED AMENDMENTS

- 2.1 Internal Alterations and Reconfigurations
- 2.2 Schedule of Accommodation
- 2.3 Basement Hydrotherapy Pool
- 2.4 Glazed Front Walkway
- 2.5 Guarding and Parapets
- 2.6 Access Arrangements
- 2.7 Conclusion

2.1 Internal Alterations and Reconfigurations

The first area to be looked at in detail was the internal arrangement of the spaces to suit the various user groups being provided for. It has always been recognised that internally the building would change and evolve over time and the building was designed to cater for these. The internal arrangement of a spine corridor connecting the various areas of the building and the decision to build in concrete frame allows this to occur quite easily.

The principal proposed changes are as follows:

General:

Approximately 55m² have been taken out of the building over the 3 above ground stories following further refinement of the space requirements, which means the building can be pulled away slightly from the south east elevation which helps in ensuring the fire escape to Deane House around the back of the Centre is enhanced and lessens any future boundary issues that may occur if the adjacent site is developed.

Ground Floor:

It was previously thought that the PMLD and ASC users would share a home space on the ground floor, however it is now anticipated that the number of PMLD clients the centre would need to cater for could potentially increase in the future and more space will therefore be required for this user group. The current proposal is therefore to give the whole of this space over for the use of PMLD users

First Floor:

As a result of this, the space previously given over to the New Shoots users on the first floor is now proposed to house the ASC users, reconfigured to suit their specific requirements.

Second Floor:

The final knock on effect, is that the New Shoots users will now be housed on the second floor in an area which was previously designated for use by the Building Staff and the CIL IT room. The CIL and Staff areas have therefore slightly reduced, a large flexible room is now proposed to be primarily used for IT and one of the two art rooms have made way for a staff area (which has been reduced in size because it is now recognised that staff members will spend the vast majority of their time dispersed around the Centre)with the other art room enlarged to compensate

The impact of these changes to the external appearance of the building are limited to the following:

- The Second Floor south facing terrace has increased in size to give the New Shoots Users more amenity space) and the north facing terrace has reduced accordingly.
- Some adjustments in the positioning and arrangement of windows to the rear and side elevations.

These changes can be seen on the following pages which show the scheme proposed by this application against the consented scheme. Additionally a revised area schedule has been provided on page 16.





Key:

- PMLD/ASC
- CIL/Shared
- Dementia
- Staff
- Mental Health
- New Shoots
- Entrance-Group Space
- Public Entrance CIL

Ground Floor: Consented



Scale 1:200



First Floor: Proposed

Key:

- PMLD
- CIL/Shared
- Dementia
- Staff
- Mental Health
- New Shoots
- ASC
- Entrance-Home Space
- Public Entrance CIL



Scale 1:200



First Floor: Consented

Key:

- PMLD/ASC
- CIL/Shared
- Dementia
- Staff
- Mental Health
- New Shoots
- Entrance-Group Space
- Public Entrance CIL



Scale 1:200





Key:

- PMLD/ASC
- CIL/Shared
- Dementia
- Staff
- Mental Health
- New Shoots
- Entrance-Group Space
- Public Entrance CIL

Second Floor: Consented



Scale 1:200

2.2 Schedule of Accommodation

Floor	PMLD	ASC	Dementia	Mental Health	New Shoots	CIL/Shared	Staff Areas	Deane House	Total	Plant	Service Zone	Total
Basement	/	/	/	/	/	380	/	/	380	178	/	178
Ground	307	/	297	17.5	/	624	19	90	1354.5	/	98	98
First	/	176	/	326	/	333	/	/	835			
Second	/	/	/	/	163	412	131	/	706			
Roof	/	/	/	/	/	63.5	/	/	63.5			
Totals	307	176	297	343.5	163	1812.5	150	90	3339	178	98	276
								Refurb				
												Total 3615

NB: Areas exclusive of external walls and walls separating uses above. Areas inclusive of Lift and stair voids on each level
Street front premises to be included within Highgate calculations

2.3 Basement Hydrotherapy Pool

Camden has a deficit of specialist Hydrotherapy pools which can provide a great number of benefits to people with specific disabilities. Hydrotherapy is a form of exercise carried out in a specially heated pool. The combination of the extra heat and the buoyancy of the water provide a relaxing medium in which pain relieving exercises can be carried out and thus improve general fitness levels.

The therapeutic benefits of immersion in a heated pool include: Improving and maintaining the range of joint movement, helping muscles to relax, helping to relieve pain and reducing pressure on weight bearing joints while exercising. Many people with conditions such as arthritis, muscular dystrophy, MS, cerebral palsy and autism can benefit from this resource and greatly improve their quality of life.

It has therefore been proposed that this flagship building for adult social care in Camden should be able to provide such a highly valued resource. The basement, which previously housed the combined plant room for the Centre and the residential block, has therefore been enlarged to house the pool and the plant room has also been enlarged to suit the extra plant required for the pool itself. There have been some minor technical amendments to the ground floor which follow from this such as a store room for the chemicals required by the pool

The implications of this pool are as follows:

- The Energy consumption for the building has changed considerably and has therefore been remodelled as per the appended revised energy report;
- Further intake and outtake ventilation positions for the pool, it is proposed that the outtake for the pool hall is taken up the side of Deane House to extract above the openings facing the Centre;
- Due to changes of level on the site at the rear, there is the potential to provide daylight and natural ventilation to the rear of the building which has therefore changed the rear elevation slightly below the multipurpose hall;
- Where this change has impinged on other reports such as archaeology, these have been amended/supplemented and are appended to this application;



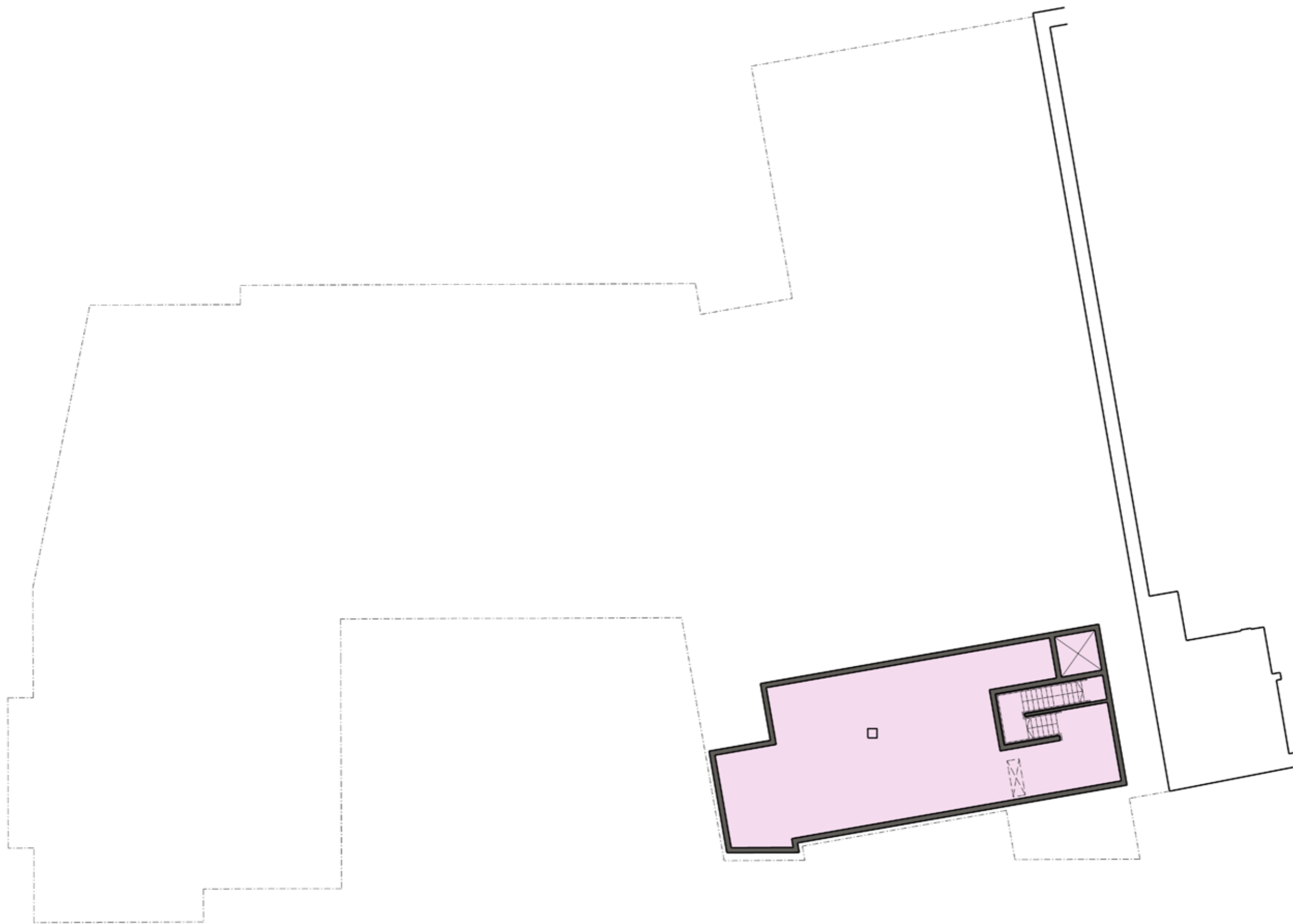
Key:

- PMLD
- CIL/Shared
- Dementia
- Staff
- Mental Health
- New Shoots
- ASC
- Entrance-Home Space
- Public Entrance CIL






Basement: Proposed



Scale 1:200



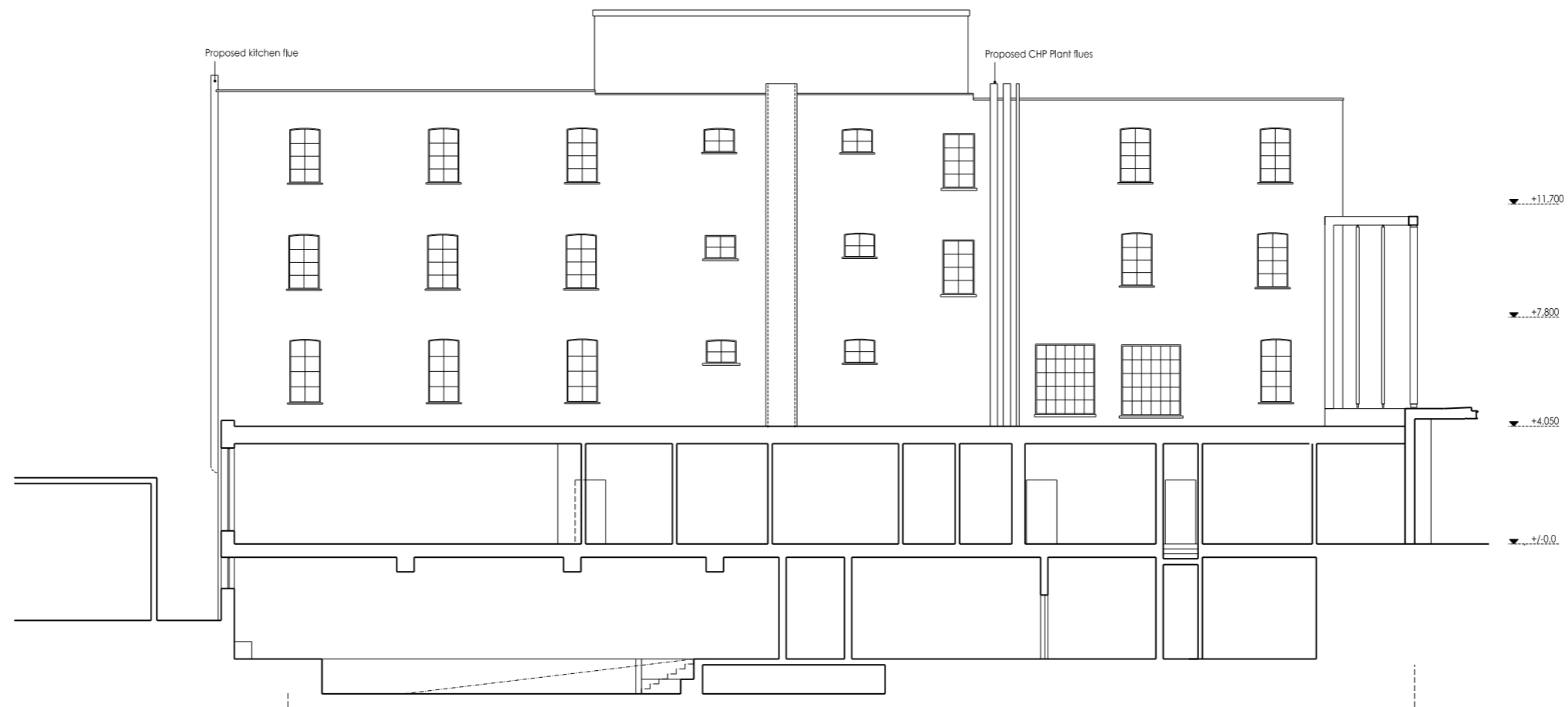
Key:

	PMLD/ASC
	CIL/Shared
	Dementia
	Staff
	Mental Health
	New Shoots
	Entrance-Group Space
	Public Entrance CIL

Basement Floorplan: Consented



Scale 1:200



Section 1: Proposed

2.4 Glazed Front Walkway

A glazed connection has been introduced to the ground floor front elevation which allows an internal connection between all the spaces on the ground floor. The reason for this is to allow for future further flexibility of the building.

Originally the most important factor in considering the entrance conditions to the PMLD and Dementia home zones of the building was to have as direct an access to the parking court as possible. Having looked at this in detail again, it is now believed that allowing for future changes to the services provided is just as important as the access arrangements. A lightweight transparent glazed element has therefore been added to make it as unobtrusive as possible. The previous brickwork is proposed to be retained within the building and will therefore still be visible from outside.

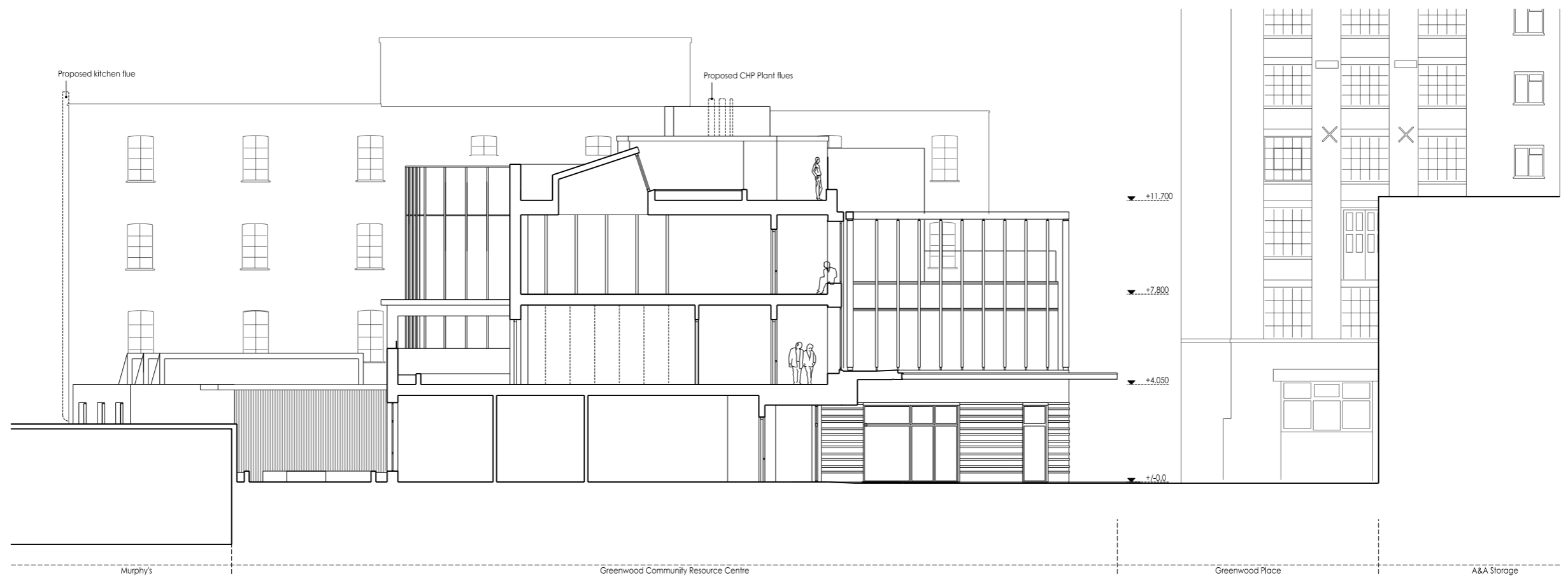
There are no negative implications on the highways and parking arrangements with regard to this proposed change.



Front Elevation: Proposed



Front Elevation: Consented



Section 2: Proposed

2.5 Guarding and Parapets

It is proposed to amend the guarding heights to the external amenity areas above the ground floor. These currently vary from over 2m on parts of the roof to a 1.5m minimum, the 1.5m minimum was decided on to aid in sound attenuation from the railway and to ensure the building is safe to use for the vulnerable groups proposed.

Further discussion has resulted in the proposal to raise the minimum level to 1.8m to areas which will be used by vulnerable groups as an extra safety precaution. The extra 300mm will only be constructed out of clear glazing and will therefore have a negligible implication for daylighting to surrounding neighbours and will if anything improve the acoustic attenuation of noise from the railway.

The final proposed change is to widen 2 viewing slots on the roof to the area with the higher parapet to provide greater viewing opportunities, this change only has very minor implications for the visual appearance of the building as seen on the proposed elevations.

2.6 Access Arrangements

Access arrangements to the top 3 floors and roof remain unchanged in principal by the proposed amendments.

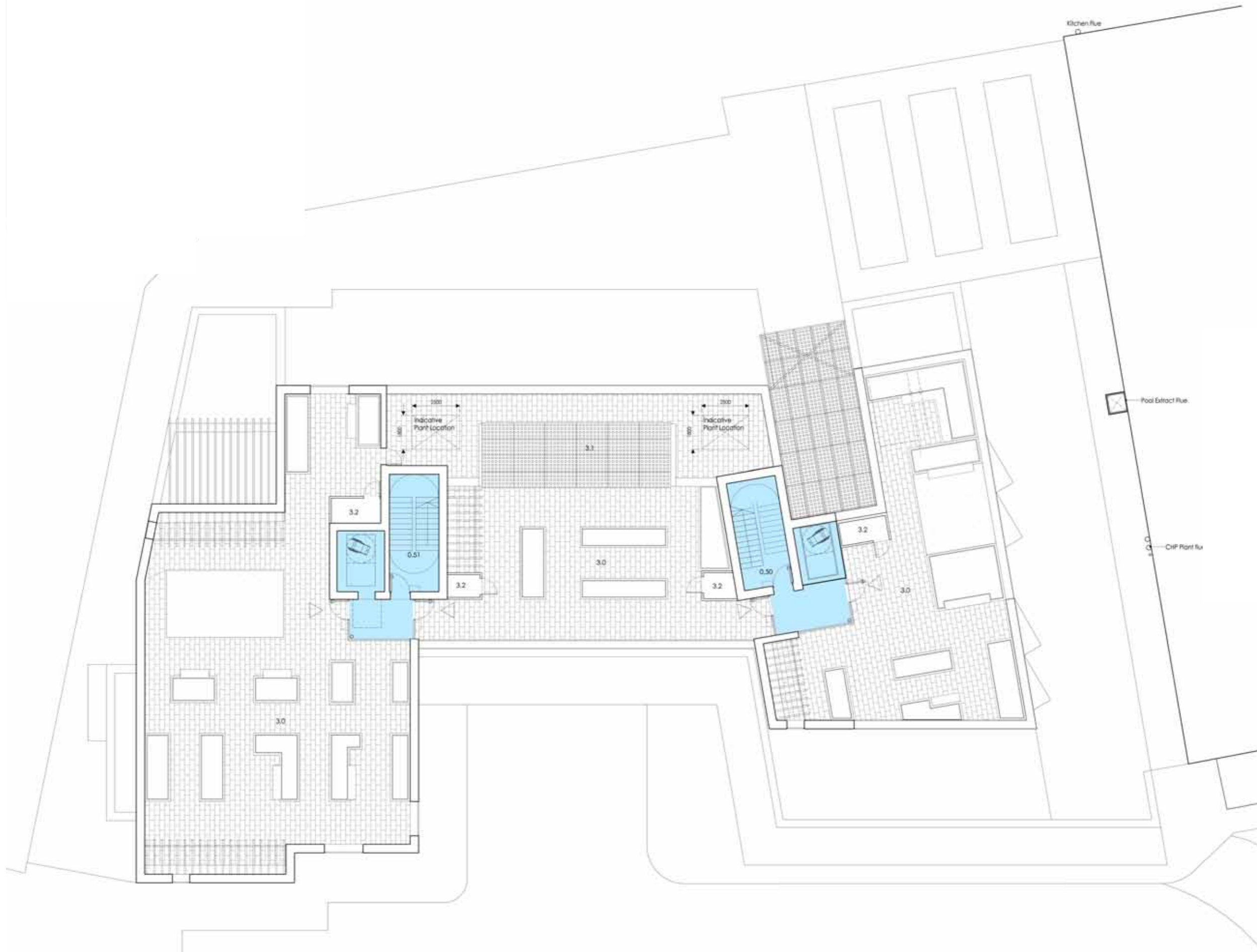
Access to the basement has changed as this is now proposed as an area for members of the public to access. Again the principals of wider corridors exceeding Part M, clear signage, lighting and contrasting finishes will be applied as throughout the rest of the building. Access to the Pool itself will be via steps, a ramp or hoist as required by the particular user.

One of the 3 large lifts in the centre will continue down to the basement as well one of the main stair cases. The staircase used to access the plant room has been retained and will act as a secondary means of escape in case of fire. The fire engineered strategy approach to evacuation in case of a fire remains in place and will be extended to include the proposed basement.

2.7 Conclusion

The amendments sought to the approved scheme within this application will not result in a development which is substantially different from that already approved under planning permission...

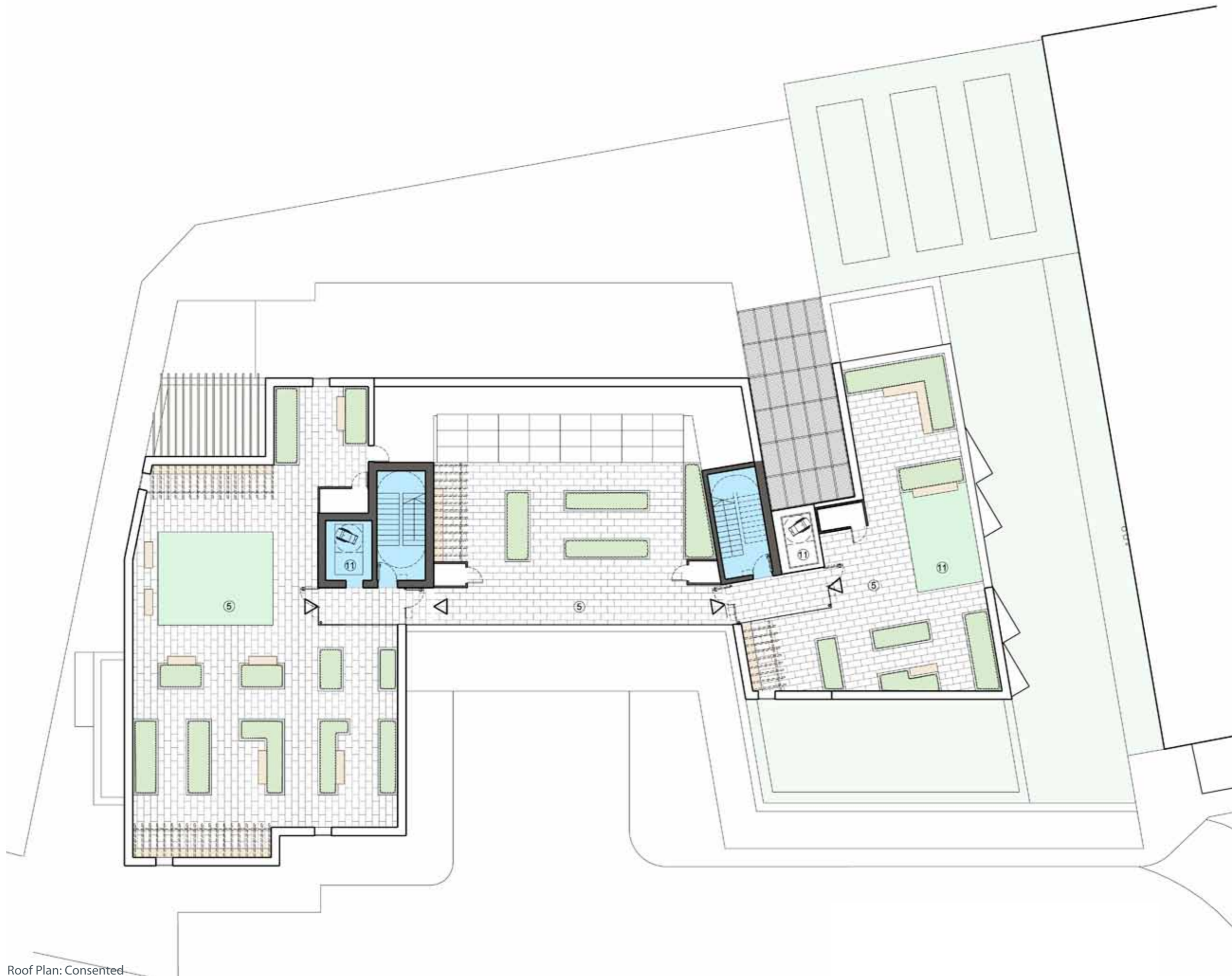
The impact of the revised proposals is not significantly greater than that of the permitted scheme and any minor increase in impact is outweighed by the improved services the centre can provide to users, its improved usability and its safety.



Roof Plan: Proposed



Scale 1:200



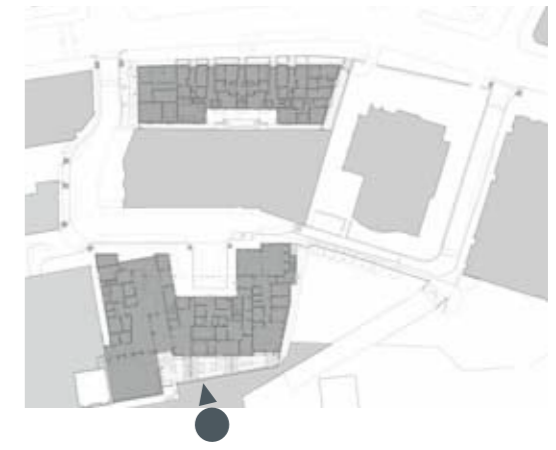
Key:

■	PMLD/ASC
■	CIL/Shared
■	Dementia
■	Staff
■	Mental Health
■	New Shoots
■	Green Roof
▲	Entrance-Group Space
△	Public Entrance CIL

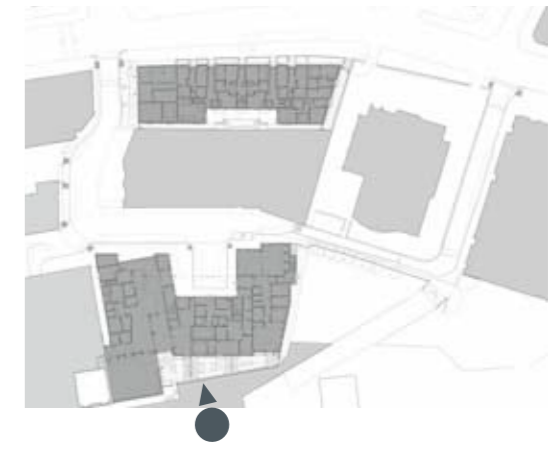
Roof Plan: Consented



Scale 1:200



Rear Elevation: Proposed



Rear Elevation: Consented



Side Elevation: Proposed



Side Elevation : Consented



Side Elevation: Proposed



Side Elevation: Consented