

# **Design and Access Statement**

## **Proposed New Two Bedroom First Floor Apartment Above the Management Offices/Workshop at 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 eight houses within the estate.

On the 26<sup>th</sup> July 2011 we obtained planning consent for the construction of a workshop/office between an existing cycle store and the garden of number 4 Court Close (Your ref: 2011/2057/P) This was followed by a further application to extend the workshop/office and to move the cycle stores to a more convenient location within the grounds of Boydell Court. We subsequently obtained approval for this extension (Your Ref: 2016/0417/P)

In considering the size of the estate and the location of the single storey work/shop office, we would like to provide a two-bedroom apartment at first floor level above the workshop/office.

### ***The Design Proposals:***

The design of this flat will provide two double bedrooms, one with an en-suite bathroom and an open kitchen/dining/reception room, suitable for modern living. The internal finishes, fixtures and fittings will be to a very high standard demanded by properties within the area.

To avoid the building being excessively high we have opted for a flat roof, and as the existing workshop/office is different in scale to the surrounding buildings the cladding to the external walls of the first floor apartment will be in zinc, thus avoiding the much heavier form of a brick box.

The main view from the reception room of the flat is to the East overlooking the bottom of the gardens of the Court Close Houses.

### ***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 a front entrance door located at ground floor level to the side of the workshop/office.

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 Authority's 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.

Vehicular access and exit from the estate is onto St. John's Wood Park road and there is, in addition, pedestrian gates onto the Finchley Road and Adelaide Road providing access to the shopping areas around Swiss Cottage and also the underground tube station at Swiss Cottage and the Jubilee Line.