



GREENWOOD PLACE

COMMUNITY RESOURCE CENTRE & CENTRE FOR INDEPENDENT LIVING

NON-MATERIAL AMENDMENT APPLICATION
JANUARY 2017
JOB REF. 1213 GREENWOOD PLACE



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- 1.1 Summary
- 1.2 Planning History

1.0

INTRODUCTION

1.1 Summary

This statement supports the submission for a non-material amendment application to planning permission ref 2013/5947P dated 18/06/14 as further revised by planning permission ref 2015/3151/P & 2016/0936/P via section 96a.

1.2 Planning History

In September 2013, the Tibbalds HCA Multidisciplinary Team on behalf of the London Borough of Camden made a full planning application 2013/5947/P:

"Demolition of existing buildings and redevelopment to provide: a new 3,228m² (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 100m² (GIA) social enterprise in flexible retail, restaurant/cafe, office or community use (Classes A 1 /A318 1/D 1) at ground floor level; highway improvements to Greenwood Place, and associated plant, landscaping, servicing and disabled car parking."

In 2015 consent was given under a S.73 application 2015/3151/P dated 29/07/15 to vary the approved drawings (Condition 2) to provide an extended basement space to include a hydrotherapy pool and associated plant for the Greenwood Centre.

A further non material amendment application 2016/0936/P dated 16/05/16 was consented for external alterations to the front elevation and internal layout alterations to the ground floor of the Greenwood Centre.

This application seeks non material amendments via Section 96a to the approved scheme to allow for the following alterations to the proposed Greenwood Centre building:

- Omission of the hydrotherapy pool and associated plant use,
- Reduction of the basement footprint for plant use, corroborated by Basement Impact Assessment Addendum by Campbell Reith,
- Omission of a lift and secondary staircase which had previously been included to support accessibility to the hydrotherapy pool,
- Subsequent minor internal layout remediations on the upper floors due to the omission of the lift shaft.

Since revised planning was granted in 2015, discussions with LB Camden have resulted in the decision to omit the hydrotherapy pool due to the cost of implementation and ongoing running costs to support the hydrotherapy pool facility.

We do not believe the changes fundamentally alter the Greenwood Centre building use in its delivery of Adult Social Care services or have affect on the external form of the building. Please note that no changes are proposed to the Highgate Road residential building as part of this application.





2.0

PROPOSED AMENDMENTS

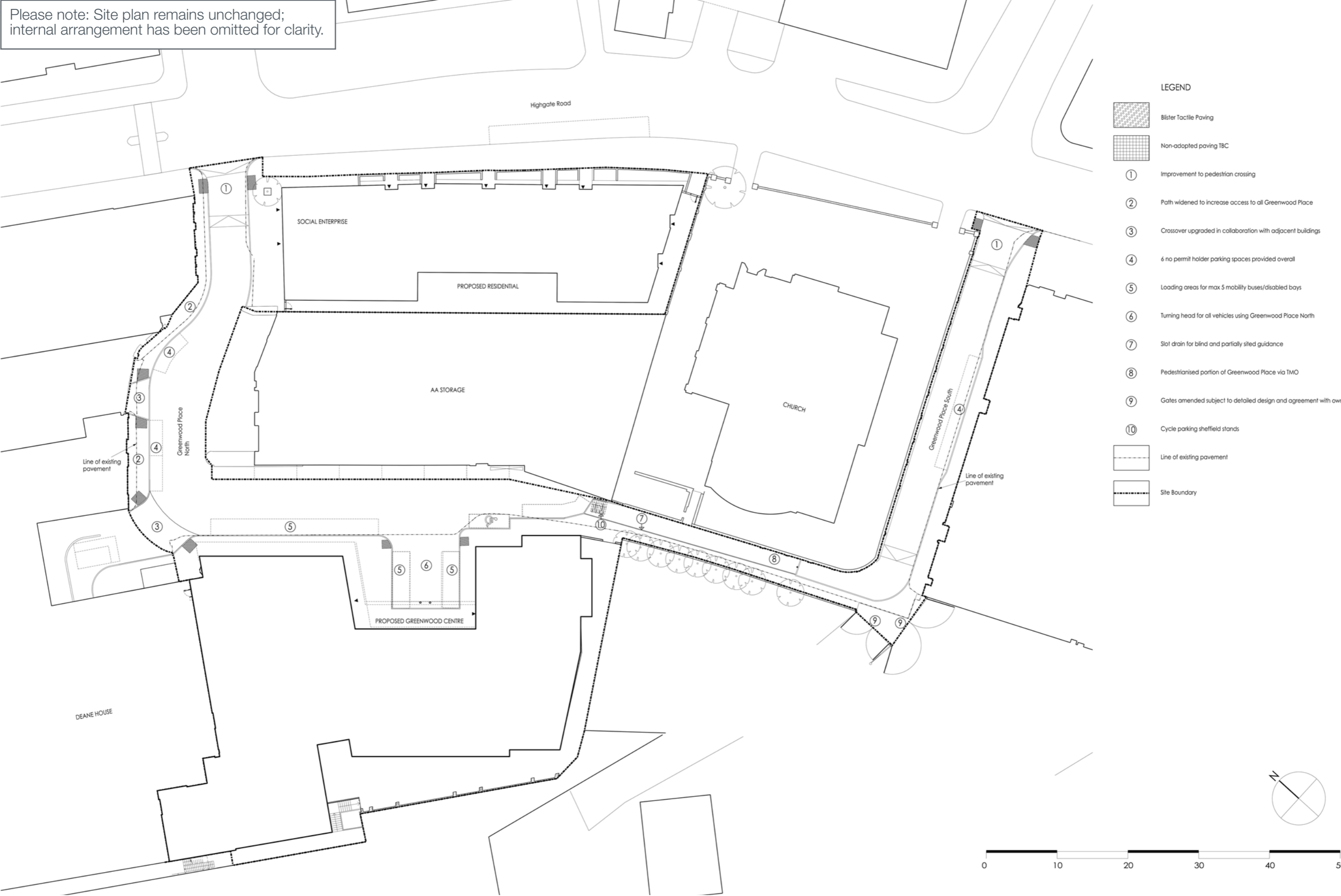
- 2.1 Consented & Proposed Floorplans
- 2.2 Consented & Proposed Section
- 2.3 Consented & Proposed Elevation



LEGEND

-  Blister Tactile Paving
-  Non-adopted paving TBC
- ① Improvement to pedestrian crossing
- ② Path widened to increase access to all Greenwood Place
- ③ Crossover upgraded in collaboration with adjacent buildings
- ④ 6 no permit holder parking spaces provided overall
- ⑤ Loading areas for max 5 mobility buses/disabled bays
- ⑥ Turning head for all vehicles using Greenwood Place North
- ⑦ Slot drain for blind and partially sighted guidance
- ⑧ Pedestrianised portion of Greenwood Place via TMO
- ⑨ Gates amended subject to detailed design and agreement with owners
- ⑩ Cycle parking sheffield stands
-  Line of existing pavement
-  Site Boundary

Please note: Site plan remains unchanged;
internal arrangement has been omitted for clarity.



2.1 Consented & Proposed Floorplans





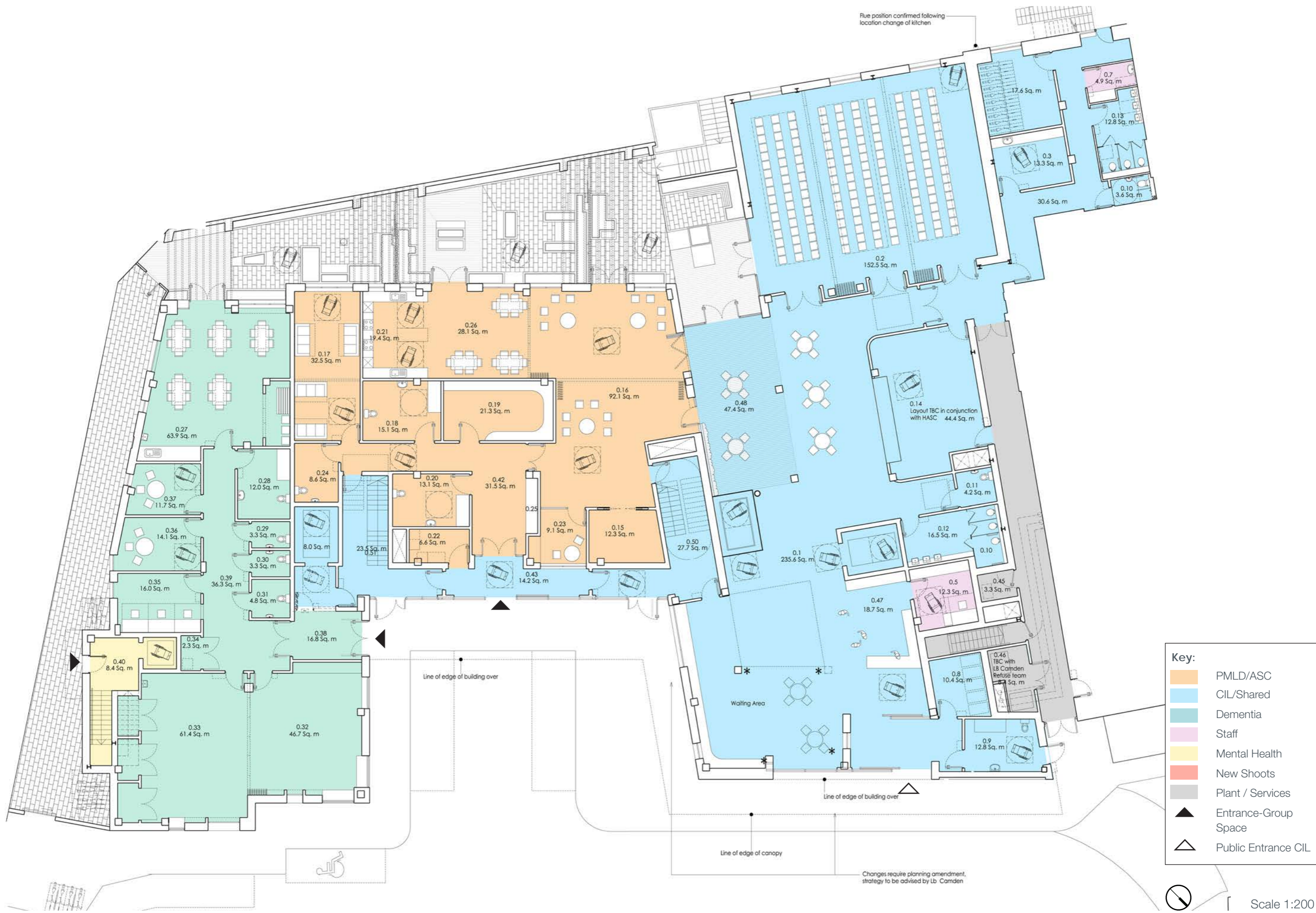
1A
Hydrotherapy pool omitted,
basement reduced back to
plant space.

1B
Lift access increased to
basement floor.

Key:

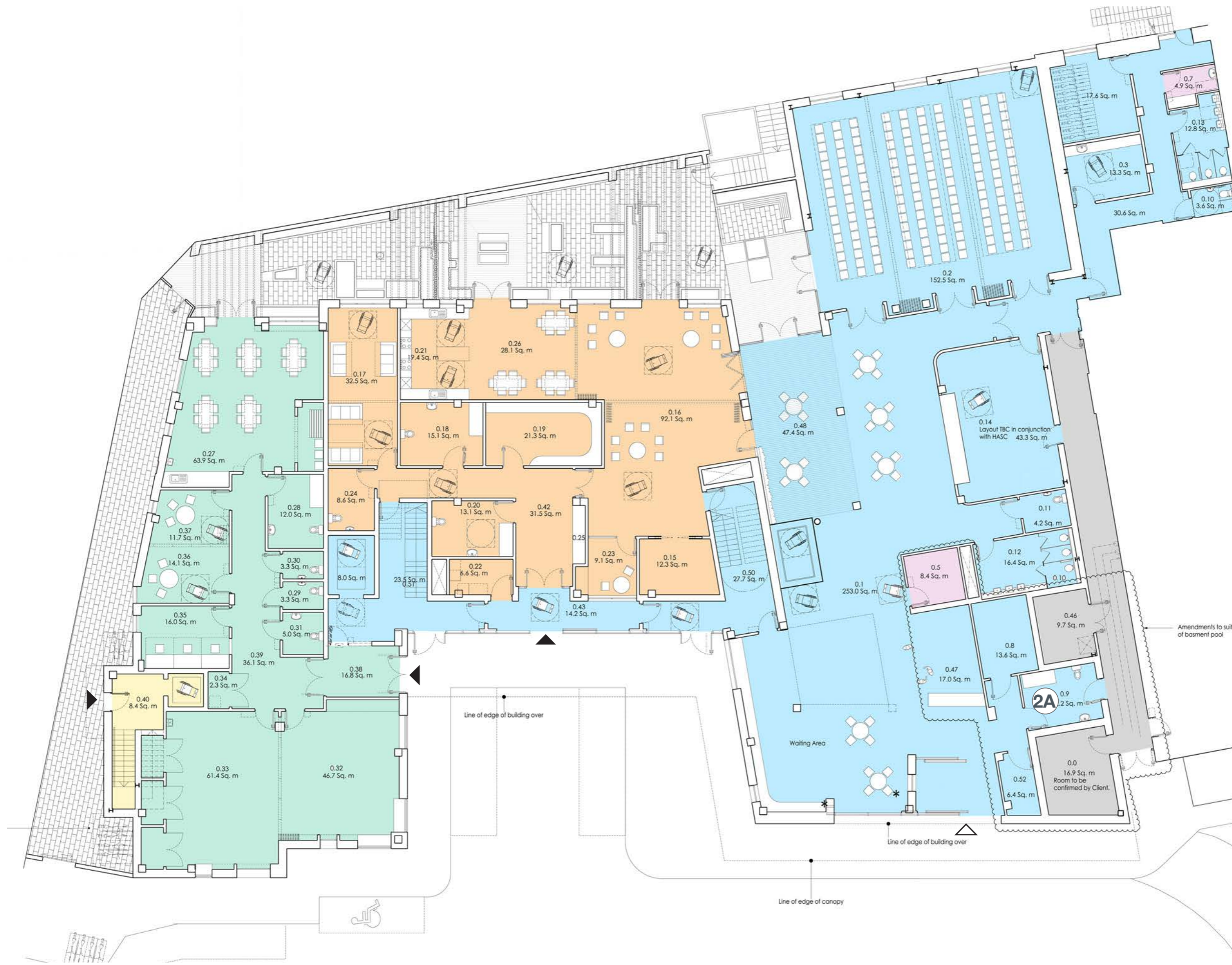
- PMLD/ASC
- CIL/Shared
- Dementia
- Staff
- Mental Health
- New Shoots
- Plant / Services
- Entrance-Group Space
- Public Entrance CIL

Scale 1:200



Key:

- PMLD/ASC
- CIL/Shared
- Dementia
- Staff
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- Entrance-Group Space
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2A
Rearranged to suit removal of stair from basement.

Key:

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

Scale 1:200





3A
Lift shaft omitted and amended to store.

Key:

- PMLD/ASC
- CIL/Shared
- Dementia
- Staff
- Mental Health
- New Shoots
- Plant / Services
- Entrance-Group Space
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Scale 1:200



Key:

- PMLD/ASC
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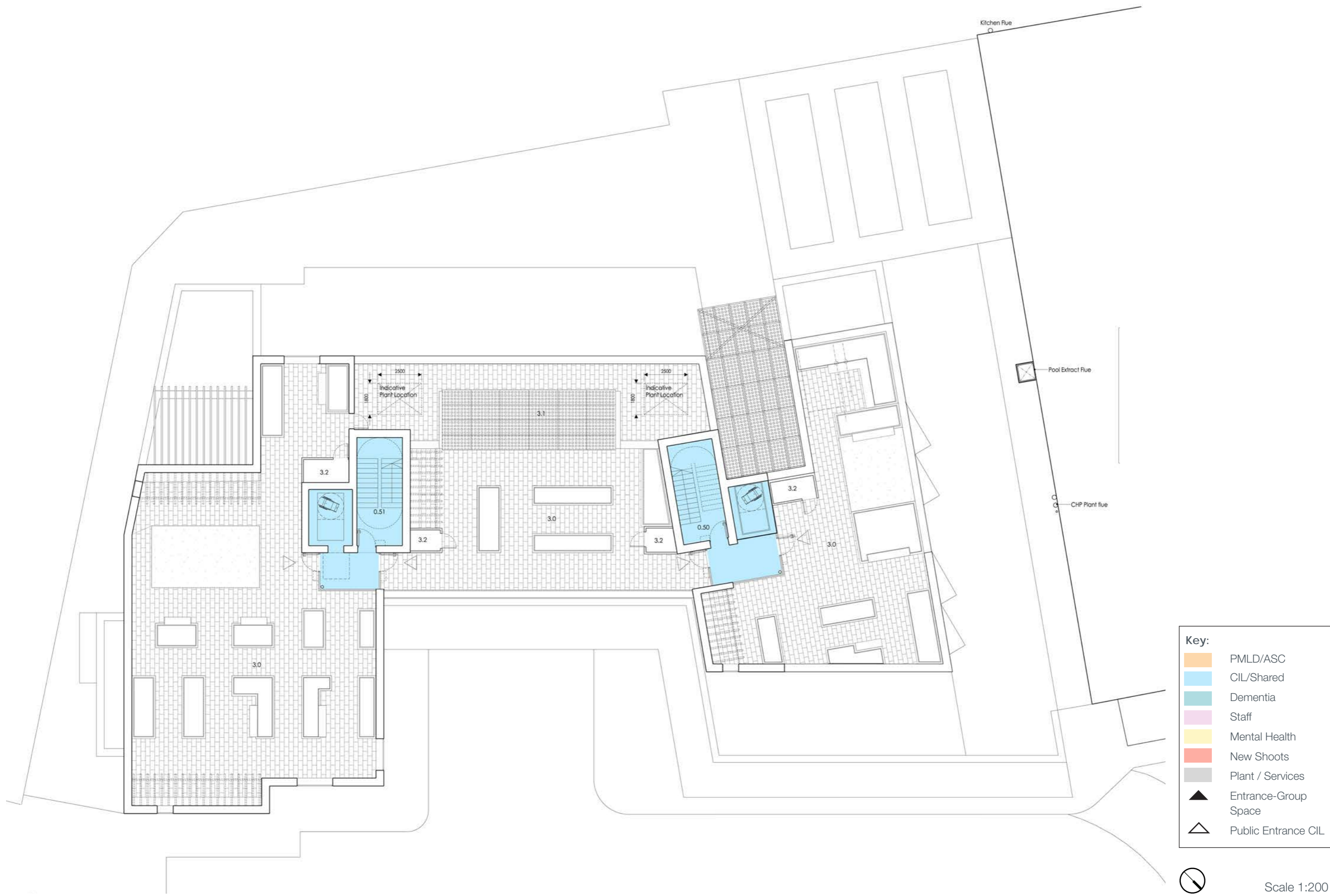
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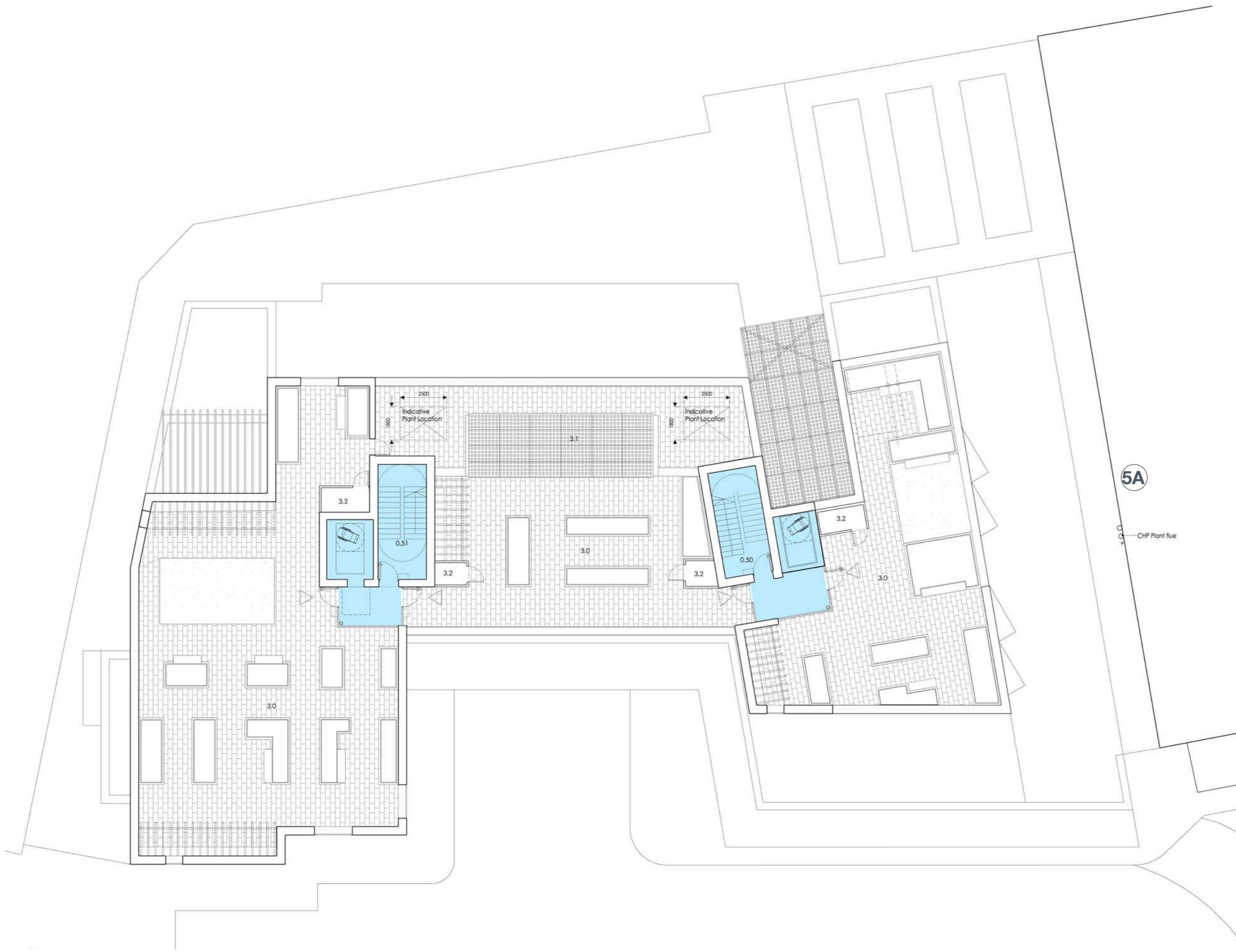
4A
Lift space reused as storage.

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

Scale 1:200



5A
Pool flue omitted.



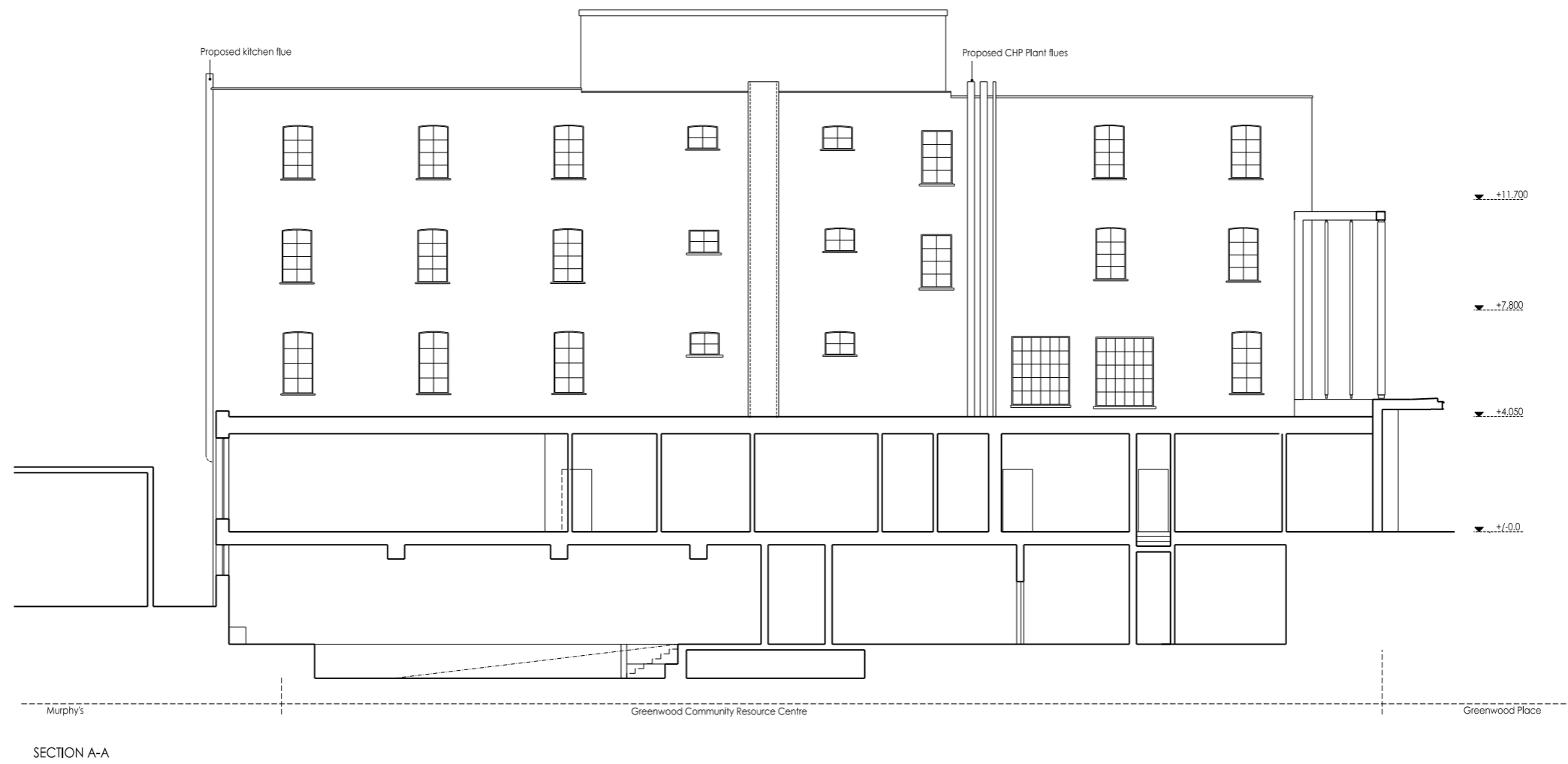
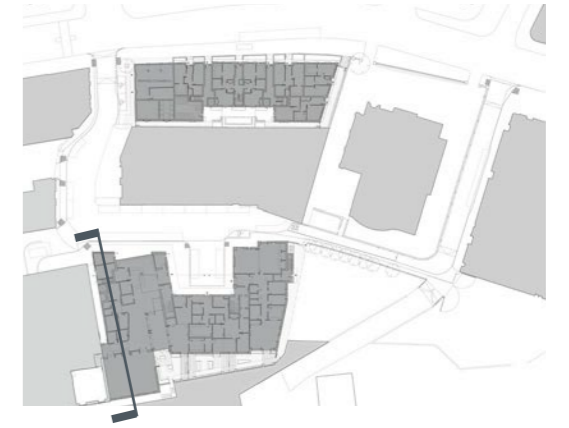
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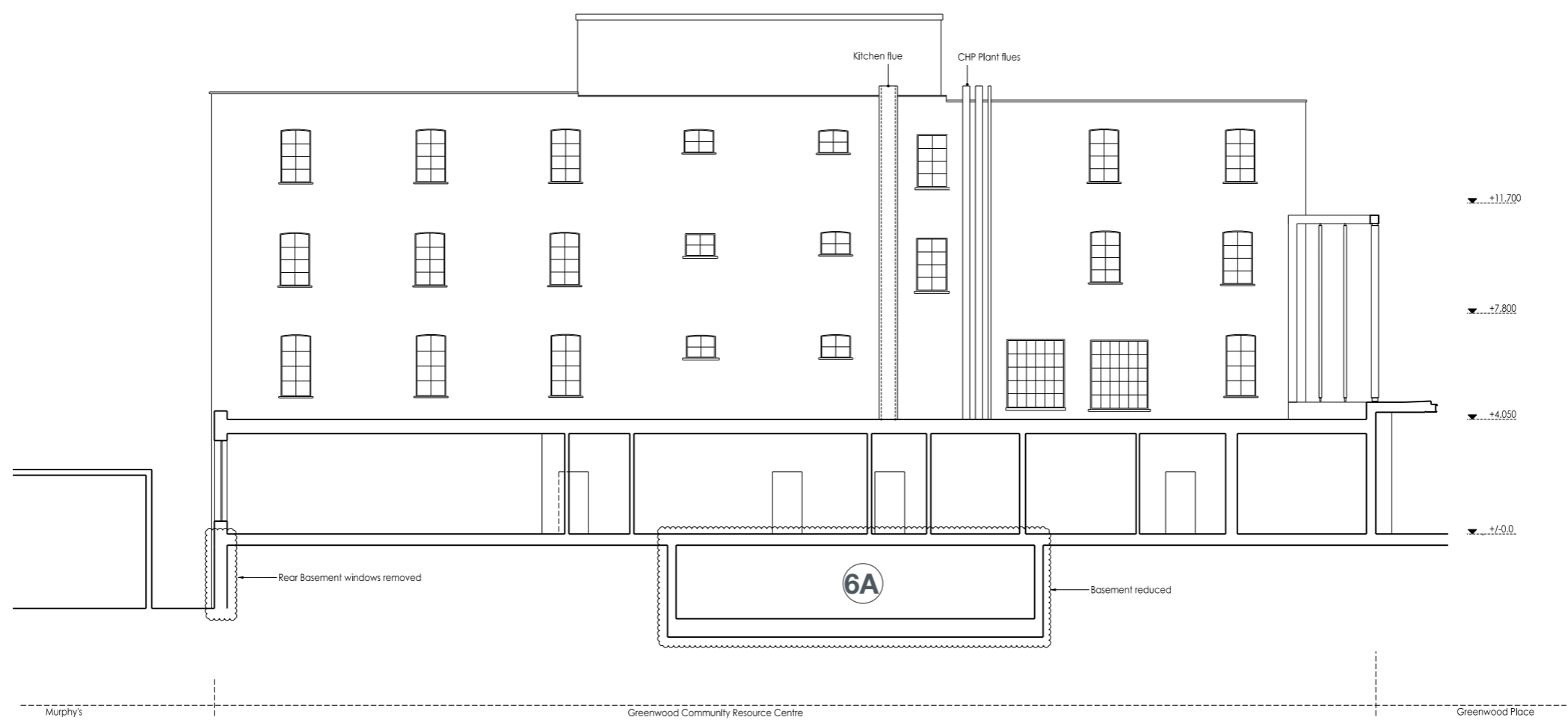
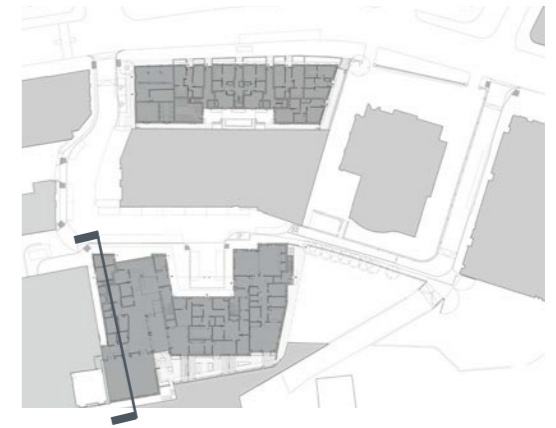
	PMLD/ASC
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Scale 1:200

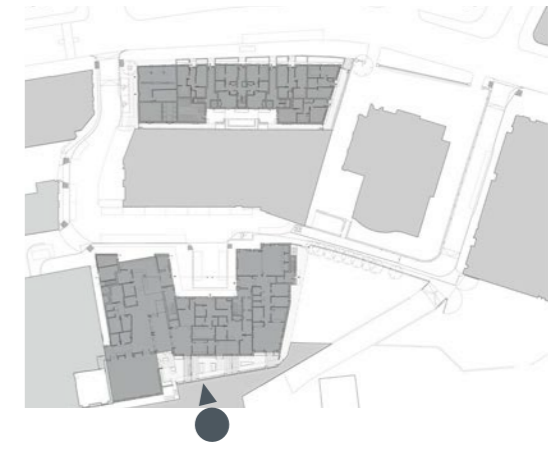
2.2 Consented & Proposed Section

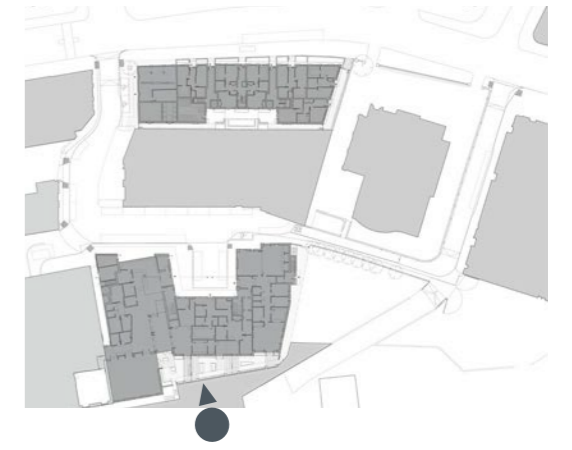




6A
 Hydrotherapy pool omitted
 and basement size reduced
 for plant use.

2.3 Consented & Proposed Elevation





7A
Basement windows omitted due to basement reduction.

3.0

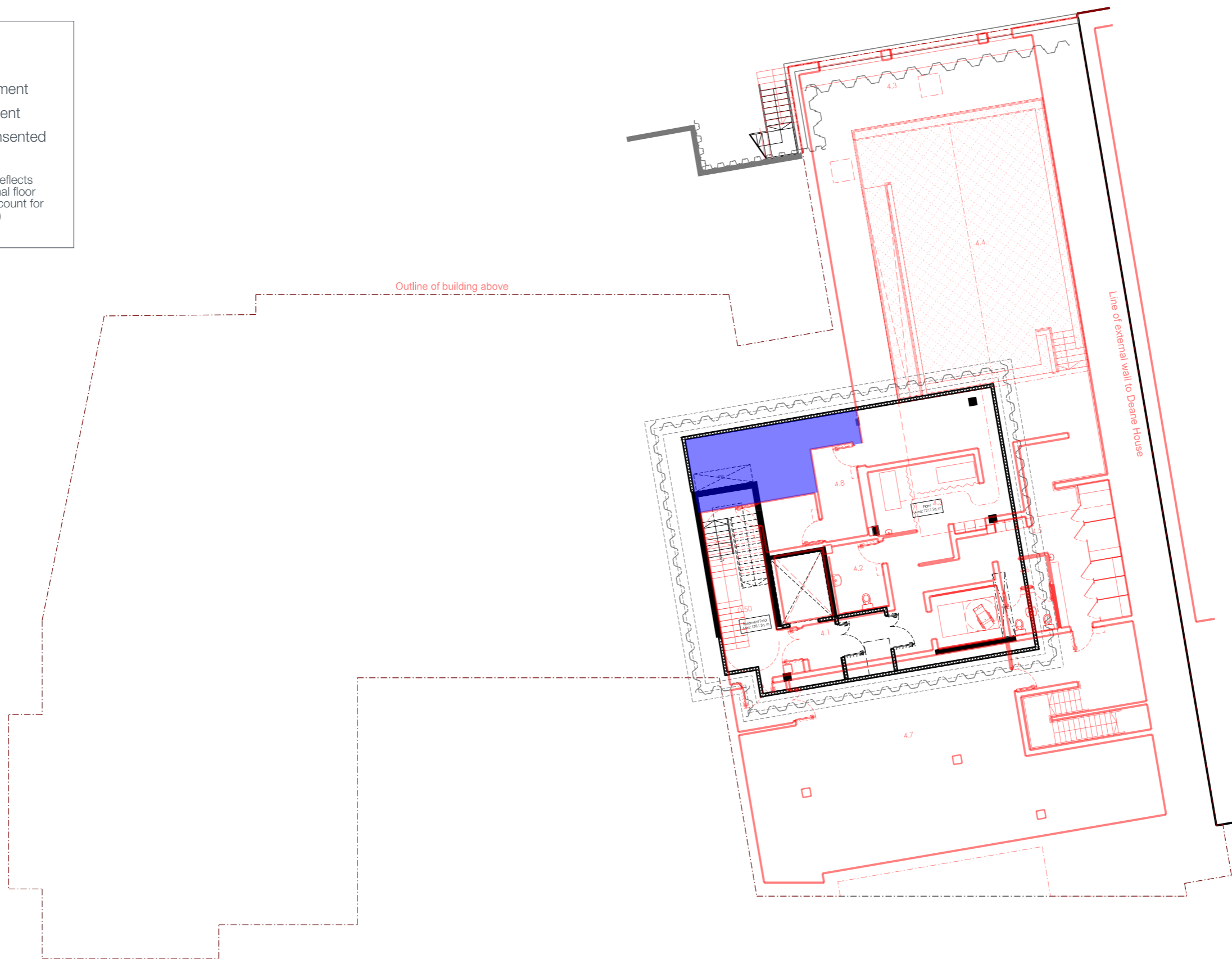
APPENDIX

3.1 Appendix A: Consented & Proposed Basement Overlay

3.1 Appendix: Consented & Proposed Basement Overlay

Key:

- Consented Basement
- Proposed Basement
- Area Beyond Consented
(Approx 23.6m²)
(Note: Measurement reflects the difference in internal floor area and does not account for external wall buildups)



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