

## DESIGN AND ACCESS STATEMENT

**Document reference 175-DAS-01- PL1**

**Section 73 application.**

**Erection of single storey roof extension to provide 10 additional bedrooms and common areas to existing residential care centre (Class C2) and replacement of existing mesh panels with glazed balustrades at ground, first, and second floor levels.**

**Site address: St Johns Wood Care Centre, 48 Boundary Rd, London NW8 0HJ.**



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Site address: 48 Boundary Rd, London NW8 0HJ

*Architect: UNUM Partnership Ltd Chartered Architects*

*Planning Consultant: Arora Management Services Ltd*

## 1.0 Background Information

This Design and Access Statement is prepared by UNUM Partnership Ltd on behalf of Arora Management Services Ltd to accompany the S73 application for minor amendments to the extant planning permission for a proposed rooftop extension to the existing St John's Wood Care Home containing additional Rooms, Lounge area, Dining Area and ancillary service areas.

Planning permission was granted on 31 March 2015 for erection of single storey roof extension to provide 10 additional bedrooms and common areas to existing residential care centre (Class C2) and replacement of existing mesh panels with glazed balustrades at ground, first, and second floor levels. This application was implemented by completion of the glazed balustrades prior to expiry of the permission and having complied with all pre-commencement conditions, S106 requirements and CIL payments.

This amending application seeks minor amendments to meet the current care standards of the new provider by amending the approved internal layout for the extra floor which involves a very minor change to its footprint and a minor reduction in the number of external windows. The same number of bedrooms (10 en-suite bedrooms) are proposed but with reconfigured layouts to provide modern fit-for-purpose care home accommodation.

These accommodation amendments would be facilitated through alterations in the same architectural language and utilising the same materials as the host building.

## 2.0 Overview

St Johns Wood Care Centre is located on the North side of Boundary Road, St Johns Wood. The Care Home provides elderly and younger adult care for a wide range of needs, including physical disabilities and support for those with dementia. It currently caters for 101 residents with standard en-suite facilities in each bedroom.

The building distributes the rooms throughout its five floors: Lower Ground, Ground Floor and three upper stories. Each floor contains a lounge, dining room and ancillary service areas needed to serve each floor and allowing each to function independently. In addition, the Ground Floor contains office space for running the facility, together with a kitchen and laundry located in the Lower Ground floor. There are 10 ancillary parking spaces.

The principal elevation faces South, where the first and second floors cantilever gradually, and steps back from West to East shaping three blocks. The side elevations are much smaller, and the rear elevation is much simpler with its three upper floors flat, and a cantilever on the ground floor. The building has a complex distribution that changes on each floor, defined by the step backs of the South Elevation. There are two cores on both sides (West and East) and a long corridor connecting them. Access to the bedrooms is from the central corridor and the bedrooms face the North and South.

Externally, the first floor and ground floor have terraces to the south elevation, and the lower ground has a common garden to the south elevation.

The Care Centre currently comprises:

Lower Ground: comprising en-suite bedrooms, lounge, dining, and ancillary service areas including kitchen, stores, laundry and linen store, staff room, hair salon, activity room and a snoezelen sensory room together with various plant rooms, office space and a small patio.

Ground floor: bedrooms with en-suites, lounge, dining and ancillary service areas, main entrance area, day room, office and store rooms.

First, second and third floors each comprise: bedrooms with en-suites, lounge, dining, and ancillary service areas.

### 3.0 Site Description



48 Boundary Road is located on the northern side of Boundary Road sandwiched between multi-storey residential flats to the west and east and the Jack Taylor School to the north. The application site forms part of a high-density urban environment which was comprehensively redeveloped, primarily by the Council, in the late 1960/early 1970s.





Whilst the application property, known as the St John's Wood Centre, was developed independently (from the large residential estate to the north), it nevertheless now forms part of the character of the so called Alexandra Road Housing Estate which was designed for and built by Camden Council Architect's Department in the 1970s. The estate is laid out on a generally east/west axis with the "West Coast Main Line" out of Euston Station defining its northern boundary.





Alexandra Road and Boundary Road are important highway corridors which run parallel to the railway line to the south. Whilst the residential flats are generally laid out in a ribbon fashion along this same axis, the masterplan provided both for a large area of P.O.S. between the blocks and additionally a significant amount of incidental planting across the estate.

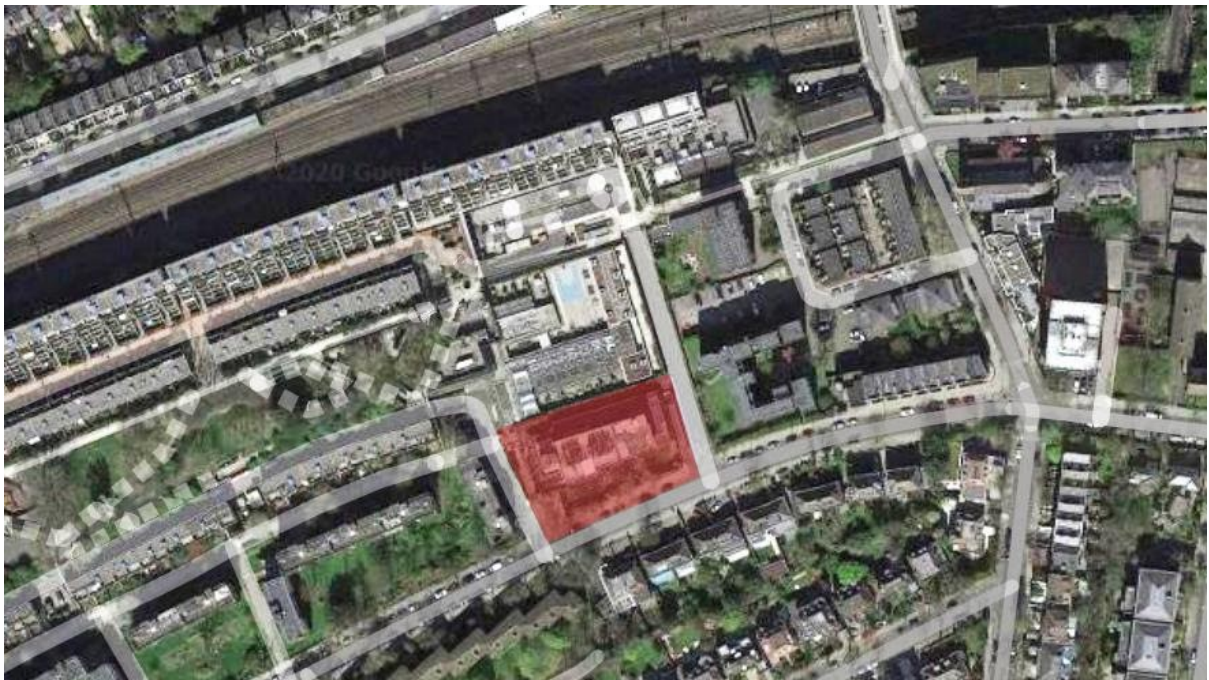
The Council's Conservation area statement says that the Alexandra Road Housing Estate has "a strong geometric quality .... (with) use made in all the blocks of stepped and overhanging sections. Throughout the estate play is made of changes of levels with associated ramps, stairs and lightwells. Much of the estate is constructed of fair-faced white concrete with chamfered arises"

Turning specifically to 48 Boundary Road, the area statement remarks that the building is built of concrete blockwork in 'stack bond'. It was designed by Evans and Shalev and used initially to house physically handicapped young people. The building currently has 5 storeys described respectively as lower ground, ground, first, second and third floor. The 'fourth' floor provides access via a lift and stairwell to the unused roof terrace. The St John's Wood Centre has since 1998 been used as a Residential Care Home. At the ground level the building is roughly 25 metres long (facing Boundary Road) and 12 metres deep. It is roughly 15 metres high. Currently the building has 15 bedrooms on the lower ground floor, 23 on the ground floor, 27 on the first floor, 18 on the second floor and 18 on the third floor. There is parking for 10 vehicles which is accessed via Rowley Way which runs past the property along its eastern gable.





The Conservation area assessment states that the building has a distinctive character associated with the use of blockwork. It has the same stepped sections as the Alexandra Road Housing Estate itself (a Grade II\* listed structure) albeit at a more modest scale.



*Google maps plan showing location of care home in context*

## 4.0 Photographs



*Picture 1 - South view from Boundary Road*



*Picture 2 – Southern façade and Rowley Way to access Alexandra & Ainsworth Estate at the end*





Picture 3 – View of the Northwest corner of the building, from Alexandra & Ainsworth Estate



Picture 4 – View of the Northwest corner of the building.



*Picture 5 – East elevation from Rowley Way. Entrance to the parking area on the rear elevation*

## **5.0 The proposal**

As explained in the introduction the application property, known as the St John's Wood Centre, has been in use as a care home (Use Class C2) since the beginning of this century.

The current accommodation is now dated and does not meet current standards, in addition and as previously explained the roof terrace is underutilised due to access constraints and health and safety issues.

As a result the amended proposals to the extant 2015 planning permission seek to reconfigure the internal layout for the new roof extension to provide modern fit-for purpose care home accommodation that meets the needs of the operator and residents as well as current care standards.

In pursuit of meeting these standards, the sizes of the bedrooms have been changed from approximately 13.5 sq.m / 3.0m width to the following:

- above 16 sq.m in most of standard rooms
- above 20 sq.m in premium rooms
- average room widths of 3.5m

As a result, the number of approved new bedrooms (10) is unchanged from the extant consent but ancillary areas are increased to provide improved services and amenities.

The amended extension has been designed to match the appearance of the extant permission. The footprint has been very marginally changed but retains the stepped facade to the south, matching the form of the building below. The set back of the south facing wall at the eastern section of the extension would be 1.5m less than the extant consent and the centre section would be 1.2m more. The set back at the western section of the extension would be unchanged. A flat roof concealed behind parapets also matches the existing building.

Materials to match the existing building have not been sourced and appropriate high-quality alternatives complying with current building regulations regarding fire safety will be identified and submitted for approval under condition no. 3 of the extant permission.

The remainder of the mesh balustrading that has not previously been replaced will be replaced with the approved high-quality glazed balustrades.

**End of Document**