

## **DESIGN AND ACCESS STATEMENT**

**In support of an application for:**

**Construction of New Workshop/Office  
At Boydell Court, St John's Wood Park,  
London NW8 6NJ.  
Revision A (31.01.23)**

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## **1.00 INTRODUCTION**

- 1.01 This Design and Access Statement is submitted on behalf of the Applicant to meet the requirements of The Town and Country Planning (Development Management Procedure)(England) (Amendment) Order 2013 as they relate to a Planning Application for the construction of a new workshop/office at Boydell Court, St John's Wood Park, London NW8 6NJ.
- 1.02 This statement has also been prepared in accordance with the requirements of Circular 01/2006 including amendments contained in "Guidance on Information Requirements and Validation (March 2010) in support of, and to assist the Local Planning Authority with the determination of a planning application submitted on behalf of the Applicant.
- 1.03 The proposed extension is detailed on the following drawings.
- 561/01 - Existing Part Site Plan
  - 561/02 - Existing Elevation to St John's Wood Park
  - 561/03 - Proposed Part Site Plan
  - 561/04 - Proposed Elevation to St John's Wood Park
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## 2.00 DESIGN

### USE

- 2.01 Boydell Court is an existing residential estate within St. John's Wood comprising four blocks of apartments within two separate buildings, containing 121 flats in total. There are also seven houses within the estate and a management office.
- 2.02 The location of the proposed building is currently occupied by a disused delivery hardstanding.



- 2.03 The proposed building is intended to be used as admin space for the residents and management team of the Boydell Court estate and by the estate's maintenance team for the storage of small items of equipment, ie. items used in the day-to-day maintenance of the estate, such as cleaning equipment, dehumidifiers, etc.
- Note: No actual maintenance work will be carried out within the building.

## LAYOUT

- 2.04 The proposed building comprises an open plan office with self-contained toilet, shower and tea making facilities.
- 2.05 The proposed building is to be located on a part of the site which is screened from the remainder of the site by the residential Block D and screened from the highway screened from the public highway by an established evergreen laurel hedge. Immediately adjacent to the site is a public footpath and a secure landscaped area and ventilation tower owned by London Underground.



- 2.06 The layout and positioning of the building has been carefully considered and designed to have minimal impact on the immediately adjacent existing ground floor flat of Block D, Flat no. 107.

## MOUNT/SCALE

- 2.07 The internal floor area created by the proposed building is 47.3 s.m. which equates to approximately 0.40 of the overall site area.
- 2.08 Elevationally, the proposed building will be subservient to the existing residential blocks and with the screening of the hedge to the boundary will be inconspicuous when viewed from outside the site.

## APPEARANCE AND MATERIALS

- 2.09 The facing brickwork is intended to closely match that of the existing residential blocks on the site, with a feature band of reconstituted stone to reflect the stone coursing on the existing buildings.
- 2.10 The powder coating to the new door and window frames and coping will be of a colour sympathetic the existing buildings
- 2.11 The flat roof design is intended to minimise the impact of the building on its surroundings.

### **3.00 ACCESS**

- 3.01 The proposed building will be in the secure grounds of Boydell Court, where there is controlled vehicular and pedestrian access via locked gates and vehicler barriers and gates. Only the users of the Workshop/Office will have the appropriate key fob to gain access to the site. All other visitors will have to be checked in by the user or via the twenty-four hour portorage service. There is a main CCTV security system in operation throughout the estate to provide maximum security to the residents of the estate and visitors.
- 3.02 Vehicular access and egress from the estate is onto St. John's Wood Park road and there is, in addition, pedestrian access to the Finchley Road and Adelaide Road that provides access to the shopping areas around Swiss Cottage and also the underground tube station at Swiss Cottage and the Jubilee Line.
- 3.03 There is a limited amount of car parking on site and arrangements will have to be made through the management of the estate 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
- 3.04 Access to the building itself will be via a new footpath formed between the eastern end of Block D and the hedge, fence and low level wall forming the boundary of the site. The paving is to be ramped to provide level entry into the building
- 3.05 The roads and paved areas on the site are illuminated at night and additional low level lighting will be provided along the new access footpath to the building.
- 3.06 Access to the refuse storage is always available and provision will be made for the users of the Workshop/Office. Access for the Local Authorities 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.