

**DESIGN & ACCESS and other STATEMENTS** accompanying full planning application for **194a FORDWYCH ROAD, LONDON NW2 3NX**

As far as they apply, this statement has been prepared in accordance with the headings and guidelines issued by DC-CABE.



site as exists, showing crossover to former garage

## 1.0 USE

- 1.1 The proposal is to construct a new 2-bedroom house on a 'windfall' site created from a now-demolished garage and part of the rear garden to 194 Fordwych Road, a Victorian house divided into two flats. Access is from Ebbsfleet Road, where there is a crossover that formally served the garage.
- 1.2 There are no known heritage or archaeological assets or implications on the site.
- 1.3 This will be a self-build project for the applicants.

## 2.0 AMOUNT

- 2.1 The site area is 95.5sqm; the house is 85.75sqm gross internal; the outdoor amenity space is 35.5sqm.
- 2.2 The private amenity space remaining for the ground floor flat at no.194 will be 55sqm, plus use of the front garden, 78sqm, which is currently shared with the upper flat.

## 3.0 LAYOUT

- 3.1 The house is set behind the existing high brick wall, with new timber gates where there was originally access to the garage. There is a front garden with bin and bike stores. The ground floor is largely open-plan with a rear patio. The first floor has two bedrooms with en-suite bathrooms.

## 4.0 LANDSCAPE

- 4.1 The main garden space is at the front but would not be visible from the street. Like the rear patio, it would be hard-paved (but self-draining) and planting would be in beds or tubs. Climber would be planted close to the house, supported on the main walls.
- 4.2 The roofs would be planted 'green' roofs (see below), with solar thermal panels on the main roof.

## 5.0 APPEARANCE

- 5.1 The aim is to insert this house discreetly into the gap between the two Victorian houses, behind 1.8m high walls.
- 5.2 This has been achieved by having the flat roof aligned with the lower eaves of no. 194, and by setting the first floor further away from no. 194 on the north-east side and also from the front corner of 19 Ebbsfleet Road on the south-west side.
- 5.3 The walls are white-painted brick, to match no. 194, with cedar cladding to the upper parts. This creates a clean, modern design that does not try to ape any aspects of the Victorian houses but does not challenge them either. The house recedes from the street and has minimal impact on the streetscape. Similarly, the rear of the house has minimal impact on the surrounding gardens.
- 5.4 The only windows of the adjacent houses that are immediately affected by the proximity of the new house are obscure-glazed bathroom windows. The nearest bedroom window, to the upper flat of no. 194, is 2.5m away from the 1<sup>st</sup> floor and there is a cut-off angle of less than 45deg from its sill (see drawing 1658/06) but there are other adjacent windows to this part of the flat that are unaffected by the proposals.
- 5.5 For years, the site was derelict and an eyesore, and frequently used for dumping rubbish. The photograph below shows the garage about 5 years ago before its demolition.



## 6.0 ACCESS

- 6.1 The house will meet the requirements of Part M regarding level or slightly ramped approach to the front door, accessible threshold to the front door, ground floor wc, door and corridor widths, staircase width, height of switches and power sockets and wheelchair turning circles in the living and main bedroom.

## 7.0 LIFETIME HOMES (Core Strategy CS6 and other policies)

- 7.1 The scheme meets Lifetime Homes Criteria, 2010, as follows.
- 7.2 1 and 2, parking and approach from parking – not applicable.
- 7.3 3, approach to entrance – the site is effectively flat and there will be a very slight rise to the front door, non-slip and 1400 wide.
- 7.4 4, entrance – illuminated canopy, 900 wide door and 400 nib on pull side.
- 7.5 5, communal lifts & stairs – not applicable.
- 7.6 6, hallway – width 1600; door to wc 750 wide.
- 7.7 7, circulation space – a 1500 diameter wheelchair turning space is shown dotted on drawing 1658/06; bedrooms have 750 spaces by the beds and a wheelchair turning circle in bedroom 1; the kitchen has 1200 deep space in front of the worktops.
- 7.8 8, entrance-level living space – living room, dining and kitchen are all on the entrance level, with a wc and shower (see 7.10).
- 7.9 9, entrance-level bedspace – there is room in the living area for a temporary single bed, screened-off, without compromising the kitchen or dining area.
- 7.10 10, entrance-level wc and shower – the wc is designed to meet diagrams 10a & b of Lifetime Homes with provision for a possible future shower.
- 7.11 11, wc & bathroom walls – the walls will be suitable for fixing grabrails, etc. if ever required.

- 7.12 12, stairs & lift – the staircase is 900 wide with easy winders and suitable for a possible future stairlift. There is space in bedroom 1 for a Terry '*Lifestyle*' lift, designed for Lifetime Homes use, and shown dotted on plan; it would require minor alteration to the kitchen island unit.
- 7.13 13, bedroom/bathroom hoist – there is a direct route from bedroom 1 to its bathroom and will be structurally capable of supporting a possible hoist.
- 7.14 14, bathroom – the bathroom to bedroom 1 is so-sized and designed to be capable of alteration to meet diagram 14b, with a 1500 turning circle shown shaded on plan.
- 7.15 15, windows – sized and positioned to allow views out when seated and handles will be located to the heights recommended.
- 7.16 16, services controls – controls will be positioned at the heights recommended.

## 8.0 BIODIVERSITY, CONTAMINATION (Guidance 1 and 6)

- 8.1 The site is largely concrete hardstanding with rough grass and weeds and there will be no meaningful loss of biodiversity. There are no known past uses that would suggest possible contamination

## 9.0 DAYLIGHT & SUNLIGHT

- 9.1 The new house does not cast shadows over other gardens or windows and there would be no loss of daylight (see 5.4 above).

## 10.0 ENVIRONMENT, NOISE, etc. (Development Policy DP28 and others)

- 10.1 The site is in an entirely residential setting and does not harm the environment.

## 11.0 CAR USE

- 11.1 The proposal is car-free. There is the loss of an off-street parking space but it has not been available for several years.

## 12.0 SUSTAINABLE DESIGN & CONSTRUCTION (Core Strategy CS13)

- 12.1 The house is compact and efficiently planned, in traditional but heavily insulated construction to meet the new Part L1A 2013.
- 12.2 An *Energy Statement* has been prepared by Energist UK and is submitted with this application. It shows full compliance with the requirements of the London Plan. The SAP worksheets are available if required.
- 12.3 The scheme is designed to meet the Code for Sustainable Homes, although this may not exist when the project gets onto site. However, it is met as follows, subject to further development at the detailed design and specification stage.
- 12.4 Category 1, energy & CO<sub>2</sub> - please see the *Energy Statement*. In addition, there will be solar thermal panels, drying line of 4m, energy display device, labelling of white goods, external lighting on PIR's, all low-energy light fittings, storage for 2 bikes, etc.
- 12.5 Category 2, water - this is met by water-saver taps and showers, low-consumption washing machine.
- 12.6 Category 3, materials - will be responsibly sourced and certified or labelled where applicable.
- 12.7 Category 4, surface water – the external paving will all be SuDS and the roofs are all green.
- 12.8 Category 5, waste – adequate provision will be made for storage, recycling and collection, indoors and externally; the external bins will be covered. During construction, there is little demolition but some materials can be re-used as hardcore while most of the remainder will be organic matter.
- 12.9 Category 6, pollution – there is no open flue or fireplace; insulation to the floor, walls and roof will be by Kingspan and achieves a BRE Green Guide A rating.
- 12.10 Category 7, health & well-being – there is more than adequate daylight; there is no party wall or floor to raise noise issues; there is private outdoor space; the design is to Lifetime Homes standards.

- 12.11 Category 8, management – a home users guide will be compiled. As the project will be self-build it cannot be under the Considerate Contractor Scheme but construction will follow its principles and be aware of neighbours. The layout follows the principles of Secured by Design regarding surveillance, security, etc.
- 12.12 Category 9, ecology – the site is currently of low value. The proposed gardens and green roofs will enhance the ecological value of the site.

### 13.0 FLOOD RISK

- 13.1 The site is outside any flood risk area.

### 14.0 WASTE REDUCTION

- 14.1 At least 10% of the materials used will be reclaimed or recycled, e.g. hardcore, bricks.

### 15.0 TREE SURVEY

- 15.1 There are no trees on the site. There are mature trees in the vicinity but are not close enough to be affected by the proposals.

### 16.0 WASTE STORAGE & COLLECTION

- 16.0 There is 4.5sqm of general storage in the house, meeting the requirements of 4.19 of CPG2.
- 16.1 There is adequate room in the kitchen and external bin store for waste and recycling storage. Bin storage is within 1.5m of the street.

## 17.0 PLANNING AGREEMENTS

- 17.1 The applicants are aware of CIL and local financial contributions and will enter into undertakings to pay these and the associated reasonable legal costs.
- 17.2 The applicants' solicitor will be Harold Benjamin, Hill House, 67-71 Lowlands Road, Harrow HA1 3EQ, tel 020 8442 5678, email [Harrow@haroldbenjamin.com](mailto:Harrow@haroldbenjamin.com).

View of site, with 194 Fordwych Road on the left, white-painted

