



Design & Access Statement

**LAND TO THE REAR OF
74 FORTUNE GREEN ROAD**

May 2013

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1.0 INTRODUCTION

LAND TO THE REAR OF 74 FORTUNE GREEN ROAD

This statement is in support of the Planning Application on the the rear of 74 Fortune Green Road, accessed from Fortune Green Mews

The proposal is for the redevelopment of an existing two storey building, currently used as commercial storage, into a single family dwelling. This is a use more in keeping with recent developments in Rose Joan Mews

A number of properties have been completed including the scheme at nos. 3-12. Nos. 1, 2, 13, 14 and 20 have all been consented as residential and are in the process of being built.

2.0 EXISTING SITE

The existing commercial storage building has a gross internal area of 66sqm. The structure is brick with low quality boarded up doors/windows and a flat roof. The building is currently accessed from Rose Joan Mews or from the garden of 74 Fortune Green Road.

On the west side no. 68 Fortune Green Mews adjoins the property and is three storeys high, also made from brick, with the party wall rendered. The other side of site has a single storage white rendered garage building. An application has been approved for removal of the garage and construction of a single house (2012/1293/P)

The site incorporates a partial flying freehold sitting partly over the adjoining property of no. 22 Rose Joan Mews at first floor level.

The external finish to the Rose Joan Mews side is gravel, sloping down to the front facade.

3.0 SITE PHOTOGRAPHS



Rear view from Rose Joan Mews showing rear 68A Fortune Green Road adjacent



Existing front entrance from Rose Joan Mews



Existing front elevations of numbers 21 and 20



Internal view



Rear view from Fortune Green Mews showing front of 68 adjacent



Rear view of 23 Rose Joan Mews from garden of 74 Fortune Green Road

4.0 PROPOSAL

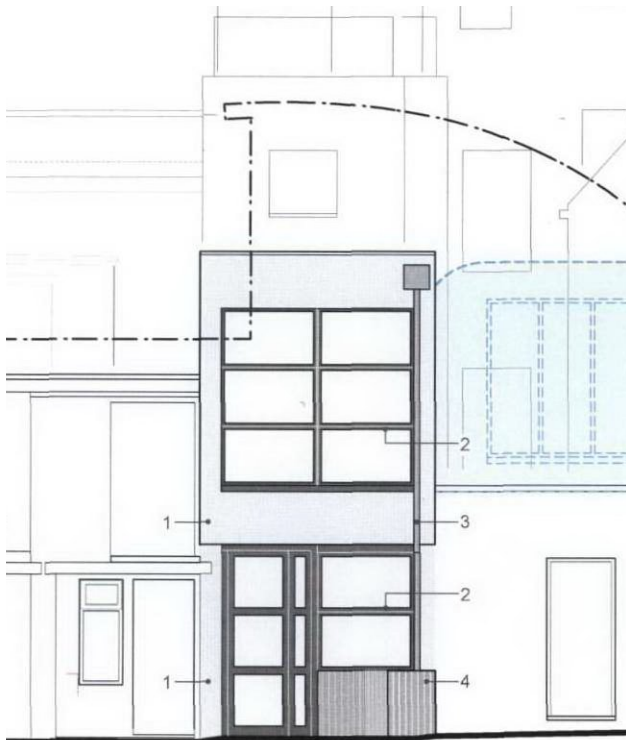
The proposal is for a three storey, 2 bedroom single family dwelling matching the height of no. 68 Fortune Green Mews with a gross internal area of 92sqm (an increase of 26sqm). The scheme will project forward on the front (south) facade by 1m at first floor level similar to the permitted development of no. 21 Rose Joan Mews Planning Application 2012/1293/P. The second floor is to be set back at the front in line with the ground floor and in line with no. 68 Fortune Green Mews towards the rear. External terraces and garden are provided with screening where necessary to avoid overlooking.

The three storey mews house is smaller in mass than the adjoining and adjacent properties of 3-12 Rose Joan Mews and 68 Fortune Green Road. The front elevation is designed to remove any potential overlooking of properties 3-12 Rose Joan Mews.

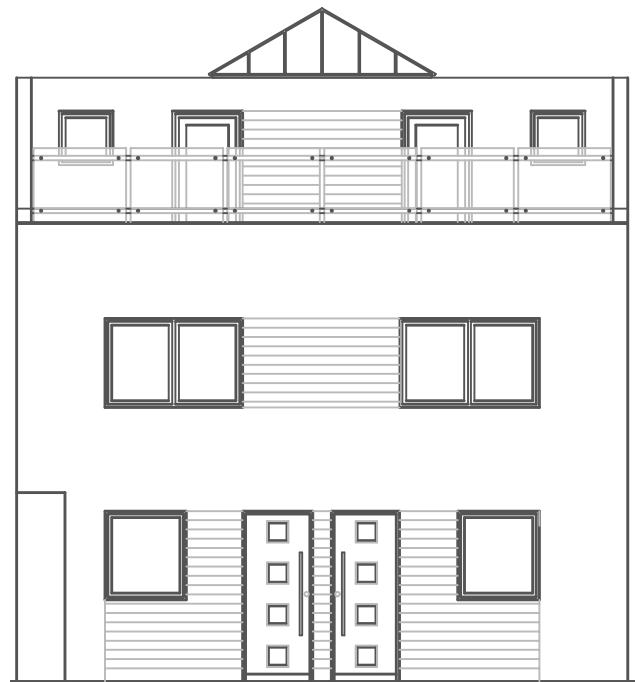
The house extension will be clad in contemporary render with grey powder coated metal windows and copings to match the materiality of both the new builds and permitted developments of the mews.

5.0 PRECEDENTS

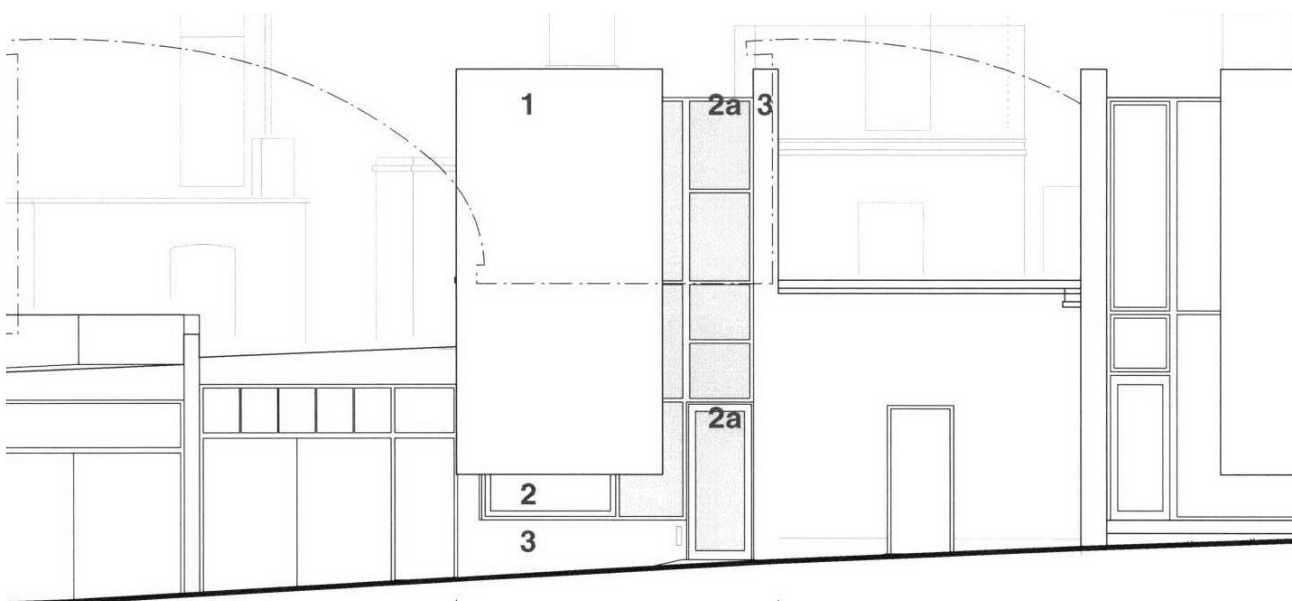
Approved Schemes in Rose Joan Mews showing predominant use of white render and grey metal copings, cladding and



Land rear of No. 78 Fortune Green Rd
 2012/1293/P



Land rear of No. 84 & 86 Fortune Green Rd
 2008/1662/P



Land rear of No. 88 Fortune Green Rd
 2008/0155/P

PRECEDENTS

Buildings on Rose Joan Mews



View from entrance to Rose Joan Mews
Application number 2005/2841/P



Detail of 3-12 Rose Joan Mews (opposite site)



White render and grey framed metal glazing

6.0 ACCESS

The proposed house will be accessed solely from Rose Joan Mews. The new semi-permeable setts will provide better access than the current gravel finish. There is no existing off-road parking offered. Subject to establishing ownership issues and rights, an electric car parking point will be created to the front forecourt.

Secure cycle storage will be available in the ground floor yard to the rear of the house.

7.0 SUSTAINABILITY

The proposals will accord with the current requirements of Part L. The spaces have been designed to accord with current best practice and our experience in low energy and low environmental impact design. Particular care has been taken in the following areas:

- Natural Lighting

The spaces have been designed for excellent natural day lighting, minimising the use of artificial lighting. Energy efficient light sources will be used where possible.

- Thermal Performance

Secondary glazing will be retained where existing to increase thermal performance and noise control

- Materials

Materials will be specified with consideration of the following criteria (in accordance with the BRE Green Guide to Specification)

Toxic Pollutants arising from manufacturing and combustion

Primary Energy used in extraction, production and transport

Emissions of Carbon dioxide, volatile organic compounds, nitrous oxides, and sulphur dioxide associated with manufacture

Use of mineral reserves, water or fossil fuels

Depletion of reserves of raw materials

Generation of wastes

Issues associated with recycling – it is intended to use a number of recycled materials in the finished product, and aim to allow some of the building products used in the construction of the building to be capable of being recycled.

Timber products used will have FSC certification

8.0 LIFETIME HOMES

No.	Criteria	Standard	Proposed
1a.	'On plot' (non-communal) parking	Where a dwelling has car parking within its individual plot (or title) boundary, at least one parking space length should be capable of enlargement to achieve a minimum width of 3300mm.	No parking existing parking is provided. Subject to establishing ownership issues and rights, an electric car parking point will be created to the front forecourt.
1b	Car parking	Where parking is provided by communal or shared bays, spaces with a width of 3300mm should be provided.	
2	Access from Car Parking	The distance from the car parking space to the home should be kept to a minimum and should be level or gently sloping.	The distance from any potential parking space is minimal, approach from parking is the same as Site approach, set out below.
3	Site Approach	The approach to all entrances should be level or gently sloping.	Due to the compact nature of the site, the gradient of the slope to the front entrance cannot be altered from existing.
4	Entrances	All entrances should be illuminated, have level access over the threshold, compliant clear opening widths and have covered main entrance.	Entrance is covered by the First Floor overhang and can easily be illuminated. Door width and nib are in compliance. A level threshold is not possible, due to the sloping nature of the site. There is space for installation of a ramp, if required.
5	Communal Stairs and lifts	Communal Stairs and lifts should provide easy access and, where homes are reached by a lift, it should be fully accessible.	There are no communal stairs or lifts
6	Doorways and Hallways	Width of internal doorways and hallways should confirm to Part M, except that when the approach is not head on and the hallway width is 900mm, the clear opening width should be 900mm rather than 800mm.	The proposed internal doors and hallways will be compliant with Part M and with all the above widths and clearings.
		There should be a 300mm nib or wall space to the side of the leading edge of the doors on entrance level.	
7	Wheelchair Accessibility	There should be space for turning a wheelchair in dining areas and living rooms and adequate circulation space for wheelchairs elsewhere.	In living spaces there is ample turning room. There is at least 1200mm clear space in kitchen areas. The main bedroom has 750mm to all sides of the bed, and the other bedroom, in certain configurations can be compliant.
8	Living Room	The living room should be at entrance level.	A dining room and flexible study space are provided on entrance level
9	Entrance Level Bed Space	In houses of two or more storeys, there should be space on the entrance level that could be used as a convenient bed space.	The study area could be repurposed as a bed space if necessary.
10	WC	Accessible bathrooms or WC compartment should be provided on the entrance level of a dwelling, with potential for a shower to be installed.	A WC is provided. If necessary, it could be expanded to accommodate a shower.
11	Bathroom and WC walls	Walls in the bathroom and WC should be capable of taking adaptations such as handrails.	Wall specification to allow for the fixing of handrails as required
12	Lift Capability	The design should incorporate provision for future stair lift and a suitably identified space for a through the floor lift from the ground floor to the first floor, for example to a bedroom.	Due to the constricted nature of the site, stair clear widths are not suitable for a chair lift. A through the floor lift could be incorporated from the study area to the first floor bedroom, if required.
13	Hoist Capability	The design and specification should provide a reasonable route for a potential hoist from a main bedroom to the bathroom.	Wall / ceiling specification to allow for hoist as required.
14	Bathroom Layout	The bathroom should be designed for ease of access to the bath, WC and wash basin.	Bathroom dimensions are compact, but specification of fittings will aim to comply as much as possible
15	Window Specification	Living room window glazing should begin no higher than 800mm from the floor level and windows should be easy to operate.	Living room windows are full height. handle heights will be specified to be compliant.
16	Fixtures and Fittings	Switches, sockets, ventilation and service controls should be at a height usable by all.	The switch positions etc will be set at heights between 450 and 1200mm high from the finished floor.