

DESIGN ACCESS STATEMENT

Part 1

Conversion of Ground Floor Launderette into Single A1Shop Unit with

Part 2

Rear Ground Floor Garden Flat

Location:

114 Fortune Green Road
London NW6 1DH

Current Situation

Building -

114 Fortune Green Road is a three storey building, forming part of a terrace, comprising a Launderette with rear storage rooms, occupying the entire ground level through to rear garden, with a single residential flat unit on the 2 upper floors.
The owner both lives upstairs and runs the Launderette at ground level.

The Street frontage is predominantly shop units (a Newsagents, Hardware shop, Café and Travel Agents with a Café at the corner) with residential properties on upper levels.

No.114 is a traditional terrace construction with rendered brick walls, and a timber framed glazed shop frontage for the Launderette.

The area immediately in front of the shops has a wide pavement with a noticeable slope following the curved form of Fortune Green Road, down the hill from Finchley Road.

Part 1, Conversion of the Launderette

The Proposal

Use of the Launderette has diminished to the point where it is hardly used, so the owner has decided to replace a wasted resource with a lettable shop unit.

This proposal will also involve reinstating the rear garden (presently used for a large water storage tank feeding the Launderette), with a small garden flat overlooking it.

The proposed replacement shop frontage will be supplied and fitted by the manufacturers of the adjoining shops (on the left hand side) matching the row of the existing shop fronts by picking up the rhythm and pattern of the existing elevations.

Part 2

New 1Bedroom Garden Flat

Use

The proposed 1 bedroom garden flat will replace the existing Launderette storage area, a largely disused space, servicing the Launderette equipment.

The development will entail removing the large water storage tanker occupying the principal space in the garden, thereby reinstating this as an amenity.

Amount & Scale

The new Flat proposal involves a 2m Single Storey extension into the garden built with matching brickwork. An existing side bay window is also largely retained, forming part of the new Living Room. The height of the extension is kept to a minimum to stay in scale with the neighbours' gardens.

Layout

Arrangement on site:

Entry to the flat is from the main road into a new communal hallway, leading to a new communal Lobby. The Flat entrance leads into a Hallway off which the Kitchen and small WC are located.

This leads directly into the Living Room off which the Bedroom is located.

The Bedroom has large sliding windows facing the garden and the Living room has a glazed door and bay window facing the side passage.

The property has been arranged to maximise views through to the garden, providing well lit areas with natural lighting.

Landscaping

Careful attention has been taken to provide a well proportioned brick extension with well proportioned window and door arrangements onto the garden (using matching brickwork) to enhance the character of this garden.

The owner intends to landscape the Garden once it has been cleared of equipment used for the Launderette.

Appearance

The building work will be matching the adjoining properties in height, layout design and the brickwork will match the rest of the terrace.

It will be an appropriate scale in terms of proportion to the garden and relationship to adjoining properties and it will be replacing a dilapidated area used for a watertank, thus removing something unsightly in the garden.

Access

Vehicular and transport links are not affected by this work and only those relating directly to the garden and main residence are of concern.

Access to the garden is provided through glazed sliding doors from the new bedroom and a door leading from the Living room.

This gives greater access to the Garden from all parts of the residence and is an efficient organisation of circulation.

Energy performance

The design will use robust detailing, for energy performance, providing an insulated new terrace/roof as well as insulated external cavity walls, meeting all statutory requirements.

All replacement window and door elements will be low E coated double glazed units, meeting or exceeding current regulations and codes.

Reference to Lifetime Homes Standards

The following design decisions have been taken in line with Lifetime Homes Standards for either wheelchair accessibility or easy adaptation to the same:

Car Parking Width

– not applicable, property has no off street parking.

Access From Car Parking

– not applicable

Approach Gradients

– The approach to the main building and new flat entrances are to be kept level or gently sloping

Entrances

– The new Flat entrance will be off an illuminated communal Lobby and it will have a level access over the threshold. The main Street entrances cannot be covered as this is out of character with the rest of the Street frontage, however it will be lit.

Thresholds

– The 15mm maximum 'up-stand' rule will be adhered to.

This will be the height detail of thresholds, measured from the external ground level and / or the internal finished floor level immediately adjacent to the outer / inner edge of the threshold.

The standard accepted detail for these thresholds is a number of lesser up-stands and sloping infill connections (often a one piece proprietary product) conforming to Part M of the Building Regulations & achieving the Lifetime Home standard.

The following additional good practice recommendations will be adhered to:

Entrance lighting including main hallway will be fully diffused, with illumination in the range of 100 – 200 lux on locks / access control points.

The main entrance area and hallway will be a clear access route with no obstacle hazards to people with sight loss.

The entrance hallway will be level through to the new Flat front door, which is off a communal lobby with 2000X1450mm dimensions at the Flat entrance.

Door entry systems and door bells will be set so that controls are at 1000mm – 1200mm from the floor and within 200mm of the door frame on the latch side.

All matting provided within communal entrances will have surfaces level with the adjacent floor finish or will have surface laid matting, with chamfered edges that will not fray to become a trip hazard.

Communal Stairs & Lifts

not applicable, the upstairs residence does not form a part of the development.

There are no stairs in the proposed new Ground Floor Flat

Doorways & Hallways

The width of the doorways and hallways conform to the specifications with all doorway clear opening widths at 775mm or wider, since the doors do not have a head-on approach, and they are off an 1100 mm wide main Corridor/Passageway.

The clear opening width of the front door is at 800mm and 300mm nibs are kept to the side of the leading edges of doors throughout.

Wheelchair Accessibility

Space for turning wheelchairs (circle of 1500mm diameter) is available in the Living/Dining area and circulation space for this requirement is also available in the Bedroom and Kitchen areas of the Flat, as the room dimensions will accommodate this.

Permanent disability within the household

This requirement is met, including for 'visitability' of the property for disabled visitors, by the provision of an entrance level accessible WC.

The WC has been planned to the guideline standards enabling convenient use by a member of the household with reduced mobility as well as catering for more permanent disability within the household.

The following additional requirements, a) living room at entrance level b) kitchen facilities at entrance levels – are also met.

The main bed-space/bedroom is also located at Entrance level.

Entrance Level WC & Shower Drainage

A wheelchair accessible entrance level WC has been designed to comply and drainage provision enabling a shower to be fitted in the future will be provided.

The suggested bathroom layout, Fig.7 'Bathroom Access' in the Lifetime Homes Standards, has been used as a guide for the WC in the proposed Flat.

Walls in the bathroom and WC will be made capable of taking adaptations such as handrails and all wall reinforcements (if required) located between 300mm and 1500mm from the floor.

Stair Lift / Through-Floor Lift

As the proposal is a Garden level Flat, there are no provisions for a stair lift or through-the-floor lift access from the ground to the first floor.

Window Specification

The main Living room window glazing, the refurbished existing Bay window, is at 800mm or lower and will be fitted with easy to open/operate fittings.

Controls, Fixtures & Fittings

Switches, sockets, ventilation and service controls will be at a height usable by all (i.e. between 450mm and 1200mm from the floor) in all rooms, including in the kitchen and bathroom.

Service controls will be within this height band, including boiler controls, programmers thermostatic controls (including those on radiators) with individual temperature valves on radiators within this height band

Conclusion

The proposed conversion of a disused Launderette into a shop unit, with a garden flat, is intended to take an underused resource, turning it into a valuable retail and residential units, sustaining the balance of these requirements in this area.



114 Fortune Green Road Proposed Street Elevation