

The Old Bakery, Land Rear of 134 Fortess Road, London

Design and Access Statement

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1.0 The site and location

1. The site includes a vacant commercial building whose previous use was as a bakery and has been unoccupied for a period in excess of 4 years. In addition part of a private road to the rear of 134 Fortess Road is included to form the site.
2. The site occupies an area of 145m² and contains a street frontage of 7.5m.
3. Good public transport links are available with Fortess Road a major bus route and Tufnell Park Tube station within 5 minutes walk

2.0 Development Proposal (Use & Amount)

1. The proposals call for the extension and sub-division of the existing building envelope to provide two self contained flats.
2. Ground floor unit is a 2 Bedroom, 4 person flat (97m²). First floor flat unit is a 1 bedroom, 2 person flat (50m²).
3. Car free development proposed due to good public transport links.



Photo 1: Principle elevation from Private Access Road off Gottfried Mew.

3.0 Landscaping

1. The existing buildings constitute 90% site coverage. A courtyard is being formed adjacent the northern boundary to provide an amenity area for the ground floor flat and to allow direct daylight to principle rooms.
2. Courtyard to be fully hard standing with rainwater to French drains at perimeter. The private road to be maintained as cobblestones. No additional surface water discharges to public sewers from development proposals envisaged.
3. No soft landscaping proposals.
4. Boundaries formed by the existing buildings. Courtyard boundary formed from existing building wall which is being reduced to 1.8m high with new brick on edge coping installed.



Photo 2: West elevation of existing building from terrace to 132 Fortress Road.

4.0 Layout & Scale

1. Both flats have private access from the existing private road which in turn is accessed from Gottfried Mews.
2. The building footprint is enlarged at ground floor level with the addition of a front entrance porch and recycling/refuse bin storage enclosure along the east boundary wall. First floor side extension extends along the east side boundary.
3. Enclosed nature of the site requires windows on the south elevation to provide daylight and natural ventilation to principle rooms.
4. Existing windows to west elevation first floor to be obscure to protect privacy rights of adjoining owners

5.0 Appearance

1. Materials as outlined in development proposal drawings. Roofing material changed from corrugated sheeting to manufactured slate.
2. Roof configuration changed with prominent front elevation gable replaced with pitched roof. Ridge height to not exceed original height.

6.0 Access

1. Pedestrian access is via a private road from Gottfried Mews which is additionally used to access the rear of properties to Brecknock Road, Fortess Road and Lupton Street in addition to off street parking and garaging.
2. Physical restraints of the existing building envelope, existing differential levels within the ground floor flat in addition to existing cobblestone private road access route make the property unsuitable for conversion to meet all requirements of Lifetimes Homes.

"Lifetime Homes are not intended to be complicated or expensive for house-builders or for the people who live in them. The design criteria have been carefully considered so that they can be incorporated into a dwelling's design and construction from the outset, with only a marginal cost effect" Lifetimes Homes

3. Prime importance in the inclusion of Lifetimes Homes standards into the change of use conversion was not to compromise the living and comfort standards for the majority of potential users. An assessment was undertaken with results summary located at end of statement. Design proposals meet 14 out of 16 Lifetimes Homes standards. Criteria 8 and 14 are not achieved as the inclusion of an easy going staircase and fully accessible bathroom would result in a net loss of 10% of floor area from principle rooms.
4. In absence of LTH compliance the proposed internal private stairs are straight flight to allow later inclusion of stair lift if required and fully compliant with Approved Document M.
5. The principle elevation would additionally incorporate PAS 24 doors and laminated glazing to windows in accordance with Secure by Design recommendations.
6. Bin storage positioned within 30m travel distance of Gottfried Mews in accordance with refuse collection requirements

7.0 Summary

1. The proposal relates change of use and extension of an existing vacant building to provide two new self contained flats. It is wholly consistent with national, strategic and local policies relating to bringing vacant buildings back into use.
2. The conversion is sympathetic in massing, scale, design, layout, siting, and landscaping to adjoining properties.
3. The materials proposed for the new building is compatible with the neighbouring building finish and design and the surrounding environment and an improvement on the existing.
4. Partial compliance with Lifetimes Homes Standards has been achieved but site constraints limit full compliance without breaking quoted Lifetimes Homes Standards principles regarding marginal cost effect.
5. We submit that the proposals do not conflict with local agreed policies and we therefore would be grateful if the Local Authority would look favourably upon the proposals and grant planning approval.

The Lifetime Home Standards Checklist

<p>Car Parking</p> <p>1. Where car parking is adjacent to the home, it should be capable of enlargement to attain 3.3m width.</p>	N/A
<p>Access from Car Parking</p> <p>2. The distance from the car parking space to the home should be kept to a minimum and should be level or gently sloping.</p>	N/A
<p>Approach</p> <p>3. The approach to all entrances should be level or gently sloping.</p>	YES
<p>External Entrances</p> <p>4. All entrances should be illuminated, have level access over the threshold and have a covered main entrance.</p>	YES
<p>Communal Stairs</p> <p>5. Communal stairs should provide easy access and, where homes are reached by a lift, it should be fully accessible.</p>	N/A
<p>Doorways & Hallways</p> <p>6. The width of internal doorways and hallways should conform 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. There should be 300mm nib or wall space to the side of the leading edge of the doors on entrance level.</p>	YES
<p>Wheelchair Accessibility</p> <p>7. There should be space for turning a wheelchair in dining areas and living rooms and adequate circulation space for wheelchairs elsewhere.</p>	YES
<p>Living Room</p> <p>8. The living room should be at entrance level.</p>	NO
<p>Two or more storey requirements</p> <p>9. In houses of two or more storeys, there should be space on the entrance level that could be used as a convenient bed space.</p>	N/A
<p>WC</p> <p>10. In houses with three bedrooms or more there should be a wheelchair accessible toilet at entrance level with drainage provision enabling a shower to be fitted in the future. In houses with two bedrooms the downstairs toilet should conform at least to Part M.</p>	YES
<p>Bathroom & WC Walls</p> <p>11. Walls in the bathroom and WC should be capable of taking adaptations such as handrails.</p>	YES
<p>Stair Lift/Through Floor Lift</p> <p>12. The design should incorporate provision for a 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 next to the bathroom.</p>	YES

<u>Main Bedroom</u> 13. The design and specification should provide a reasonable route for a potential hoist from a main bedroom to the bathroom.	YES
<u>Bathroom Layout</u> 14. The bathroom should be designed for ease of access to the bath, WC & wash basin.	NO
<u>Window Specification</u> 15. Living room window glazing should begin no higher than 800mm from the floor level and windows should be easy to open/operate.	YES
<u>Fixtures & Fittings</u> 16. Switches, sockets, ventilation and service controls should be at a height usable by all (i.e. between 450 and 1200mm from the floor).	YES