



**Design and Access Statement:
88a FORTUNE GREEN ROAD, NW6**

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DESIGN AND ACCESS STATEMENT

88a Fortune Green Road, NW6. – Mews House Development

This statement is in support of the application for Planning Consent, in accordance with the circular *Guidance on changes to the development control system* and is based on the guidance given in *Design and access statements – How to write, read and use them*, published by CABE and is structured using the six sub headings.

Design

Use

The proposal is for a mews house behind Fortune Green Road in a predominately residential area. Although, in the vicinity, the ground floors of the Fortune Green Road buildings are of mixed shop, and restaurant use. The mews (newly named Rose Joan Mews) is 'L' shaped leading off Fortune Green Road opposite Fortune Green. On the East side of the mews is an inner lot new residential development, 3-12 Rose Joan Mews. On the west side of the mews are single story mews buildings. Most of these have infill joining to the street front properties. The proposal is for a property mid range of these mews buildings. At present the property is vacant. But it was last used for storage. The use of the adjoining mews properties is mixed. Most seem to be used for storage. But one or two seem to be commercial kitchens or food stores. Three of the mews properties have been granted planning permission for a two story residential development (planning ref. - 2005/2841/P).

Amount

The proposed design would create a two bedroom mews house.

Ground Floor:

The new footprint would be the same as that of the existing building, with a gross internal floor area 33 m².

First Floor:

The gross internal floor of the First Floor would be the same, 33 m².

Layout

The site is inherently safe because of being in a range of buildings and on a mews that has been gated at its entrance. Further security is provided by entrance lighting, metal vision screens which act as security grilles and narrow windows which are difficult to enter from the surrounding single storey buildings

Scale

The height, width, and length of the proposal are shown on the application drawings. Indicative people are shown on the sections and elevations to better gauge the scalar relationships intended.

The two story proposal is guided in plan by the footprint of the existing one story building. The overall elevational form is guided by the form of the approved development at (the rear of) nos. 92 and 94 Fortune Green Road. See planning approval ref-2005/2841/P and proposed drawing 07004-009.

The proposal maintains a traditional residential arrangement with living room on the Ground Floor and bedrooms on the First Floor. The kitchen is at the back of the property. Although, it would have a window it would be at high level, horizontal and narrow, and have obscure glazing to restrict intervisibility with neighbours. A First Floor bathroom, also, is at the back of the property. Likewise, although, it has a window it is a high level slot window with obscured glazing. There is a bedroom at the back on the First Floor. But, it does not have a window facing the dwellings fronting Fortune Green Road. Instead, it has a roof light that is covered with a metal louvered screen to provide sun shading and block views to and from the surrounding dwellings.

An appeal inspector's comments for a dismissed application for residential development at the rear of 78 Fortune Green Road, also, provide support for this proposal. (appeal ref-APP/X5201/A/06/2021771).

When reporting on the affect the (78 Fortune Green Road) proposal would have on the character of the area, the inspector notes that a two storey proposal would not be incongruous in the evolving mews character and would contribute towards the achievement of a sustainable pattern of development in line with the aims of the UDP.

Then, when reporting on how the proposal's proximity would affect the residential amenity of the area, the inspector concludes, not that the project is not too close at 5 meters from the rear of 78 Fortune Green Road, but, that a lack of vertical screening allows an intervisibility between the first floor rooms in the existing and the proposed dwellings that is unacceptable. (The 88a proposal is farther away at 7.5 meters and intervisibility is guarded by vision screens as those approved on the scheme at rear of nos. 92 & 94 Fortune Green Road – see 'Appearance' for vision screen description)

Landscaping

There is no existing or proposed landscaping.

Appearance

The design rational has largely been informed by the approved development at rear to nos. 92 and 94 Fortune Green Road. By using the same language, a homogenous contemporary mews development consistent with the newly built inner lot development 3-12 Rose Joan Mews would be created. For instance the same powder coated metal windows with reduced frame lines giving greater amounts daylight into the rooms are proposed. Meal vision screens like those approved at nos 92 and 94 are also proposed. These vision screens help to maintain the proposal's and neighbours' privacy by limiting views of the mews street and especially to and from the first floor terrace and 'House 7' of 3-12 Rose Joan Mews. Obscured glazing is also used to guard privacy as indicated on the drawings. (See drawing 07004-006)

Access

The proposed building will comply with Part M of the Building Regulations.

Compliance with the 16 Lifetime Homes Standards is as follows:

- 1) Car Parking Width – No car parking is proposed
- 2) Access from Car Parking – n/a
- 3) Approach Gradients – The house entrance is on the line of the street. The approach gradient is the gradient of the street.
- 4) External Entrances – With in the means on the sloped street, a level threshold will be provided. Illumination will be provided above the entrance.
- 5) Communal Stairs and Lifts – There are no communal stairs or lifts.
- 6) Doorways and Hallways – In this small development the Ground Floor main entrance doorway and hallway will comply. The only other door on the Ground Floor is to a closet.
- 7) Wheelchair accessibility – The very small size of this proposal limits the possibility of designing a fully wheel chair compatible design. Nevertheless, attempts have been made with the built-in furniture to better accommodate wheelchair mobility.
- 8) Living Room – The Living Room is at entrance level as recommended.
- 9) Entrance Level Bedspace – The very small size of this proposal limits this possibility. Nevertheless, a single bedspace could be achieved between the dining counter and the under stair closet in the future if the closet door were relocated to the side.
- 10) Entrance Level WC – In this very small development, the recommended Part M Ground Floor WC is foregone in lieu of providing reasonable living space.
- 11) Bathroom and WC Walls – Walls to be made of robust construction.
- 12) Stair Lift / Through-Floor Lift – A stair lift could be installed in the future.
- 13) Tracking Hoist Route – The main bedroom's bathroom is en-suite.
- 14) Bathroom Layout – Although, this very small development is not designed for wheel chair use on the First Floor, with minor internal alterations, a lift could be installed near the head of the stair, and First Floor walls could be moved to allow wheel chair access to the main bedroom and its en-suite bathroom.
- 15) Window Specification – The Ground Floor Living Room window has a sill at 600mm above floor level.
- 16) Controls Fixtures, & Fittings - Switches, sockets, ventilation and service controls to be at a height usable by all.