

LOCATION: 148 FELLOWS ROAD, LONDON NW3

**PROPOSAL: CONSTRUCTION OF A TWO-STOREY SIDE AND TWO
STOREY REAR EXTENSION TOGETHER WITH EXTENSION AT
BASEMENT LEVEL TO PROVIDE A RESIDENTIAL UNIT AND
REPLACEMENT OF GARAGES AT REAR WITH GYM AND INDOOR
SWIMMING POOL**

**DESIGN AND ACCESS STATEMENT IN SUPPORT OF PLANNING
APPLICATION**

SUBMITTED BY SALISBURY JONES PLANNING

APRIL 2007

33 Bassein Park Road, London W12 9RW
Tel: 020 8749 9001 / 020 8811 8088 Fax: 020 8749 5090
Partners: George M. Vasdekys BA DIP TP MRTPI - Myra C. Barnes BA DIP TP MRTPI
e-mail: george@salisburyjones.com - myra@salisburyjones.com
Associate Consultant G.P. House MRTPI

Introduction

1. This statement supports a full planning application for the construction of a new single family residence with ancillary gymnasium and indoor swimming pool. Additionally the scheme incorporates a two storey rear extension to the existing property. The application is submitted on behalf of Leadhaven Ltd.
2. This proposal has been submitted following the refusal of planning permission (LPA Ref – 2006/2994/P) in September last year. The refusal reasons have been addressed in full and a detailed explanation as to how this was achieved is provided in a subsequent section of this Statement. An application for Conservation Area Consent is also being submitted in respect of the demolition of the existing garages within the site.
3. The document illustrates the current status of the proposed scheme along with providing supporting planning policy and design statements. This document is to be read in conjunction with the planning application drawings and supporting presentation material.
4. The scheme is described in detail and relevant local planning policies are considered. This submission demonstrates that, in land use terms, the submitted scheme complies with the relevant policies of the adopted Unitary Development Plan.
5. This Statement deals with the key development issues including the design philosophy for the building and assesses the implications of the scheme in relation to the effect of the proposal on the character and appearance of this part of the Belsize Conservation Area and residential properties in the vicinity of the site.

6. Gordon Ingram Associates have prepared a detailed assessment of daylight achievable within the subterranean part of the proposed house. A copy of their report is provided separately. This assessment, which is referred to in a subsequent section of this statement, concludes that the proposed development satisfies the relevant BRE requirements.
7. Ellis and Moore (Consulting Engineers) provide a brief report (copy provided as Appendix 1 to this statement) confirming the feasibility of the proposed development in structural terms.
8. ACS Consulting have undertaken a Tree Survey and provide a separate report as well as a Tree Protection Method Statement. Their conclusion is that it is possible to achieve the successful integration of structures into the landscape avoiding lasting damage to retained trees and preserving amenity to the local landscape.
9. Other material considerations are addressed, as necessary.
10. We consider that planning permission should be granted subject to the imposition of appropriate planning conditions.

Contextual background

11. The property is a five-storey end-of-terrace building on the north side of Fellows Road. It has an overall height above ground of 16.5 metres and is set back some 9 /10 metres from the front boundary.
12. The terrace within which the building is situated has a well-established front and rear building line. There is an existing vehicular access from Fellows Road. At present there are four garages at the rear of the site, which have not been in use for many years.
13. The site falls within the Belsize Conservation Area. This part of the Conservation area is characterised by four and five storey Victorian terraced

and semi-detached buildings on the north side of Fellows Road and Victorian terraces on Winchester Road.

14. The area between the gable of 148 Fellows Road and the rear of numbers 22-32 Winchester Road is undeveloped and allows views from Fellows Road to the rear gardens and trees to the north.
15. This gap in development and the area to the rear of the Fellows Road and Winchester Road buildings have been considered, in the past, to be an important feature in the Conservation area, separating the terraces and providing an open leafy contrast to the long front elevation.

Relevant Planning History

16. In November 2001 conditional planning permission was granted for the erection of a two storey side extension to create a self-contained dwelling; the erection of a part two storey rear addition and the conversion of the rear four garages to a gymnasium, including the replacement of the flat roof with a pitched roof.
17. In May 2003 (LPA Ref PEX/0200216) conditional planning permission was granted on appeal for a similar proposal, the principal difference being that the proposed building would be approximately 4m deeper. A copy of the Appeal decision is reproduced as Appendix 3.
18. The latter permission has a 5-year life span.
19. Planning permission was refused in September last year for a similar proposal. A copy of the decision notice is reproduced as Appendix 2 to this Statement. 5 refusal reasons were cited against the scheme. A number of informatives were included in the decision notice which advised how 4 of the 5 reasons could be overcome.
20. The substantive refusal reason referred to the potential loss of a number of

trees around the boundaries of the site which would adversely affect the character and appearance of the Conservation Area.

Local Planning Policies

21. The Council formally adopted the Unitary Development Plan in March 2000. The following policies are of relevance to the current appeals:

22. Policy EN1 deals with general environmental protection and improvement and states:

The Council will seek to ensure that developments will not have an adverse impact on the amenity of the surrounding area and the quality of the wider environment in the short and long term. In particular, the Council will need to be satisfied that developments, whether buildings or changes of use, protect or improve the physical environment, including the Borough's living and working conditions and its visual amenity.

23. Policy E N 22 offers advice in respect of extensions to existing buildings and states:

In considering applications for extensions to existing buildings, the Council's Sequential the proposals relate to the form, proportions and character of the building and its setting and have regard to the historic pattern of development in the surrounding area. Extensions should be subordinate to the original building in terms of scale, situation or use of materials and should not dominate neighbouring buildings.

24. Policy E N 31 deals with the character and appearance of Conservation Areas and states:

The Council will seek to ensure that development in Conservation Areas preserves or enhances their special character or appearance and is of high quality in terms of design, materials and execution. Applicants will be

expected to provide sufficient information about proposed development and its immediate setting to enable the Council to assess the potential effect of the proposal on the character or appearance of the Conservation Area.

25. TR16 is a general policy dealing with parking provision. Standard DS9 sets out detailed information regarding size of parking spaces, the requirement for manoeuvring area etc.

26. Policies SHG1-5 are strategic housing policies. Policy HG8 states that the Council will seek an increase in the amount of land in residential use and subject to the operation of environment policies and development standards, make the fullest use of all vacant or under utilised sites and buildings considered suitable for residential development.

Supplementary Planning Guidance

27. Paragraphs 2.7.11-2.7.14 in the Council's Supplementary Planning guidance document dated July 2002 offer advice on side extensions and the infill of gaps. The council has evidently accepted, by virtue of the permission granted in November 2001 and May 2003, that the infill of part of the existing gap is acceptable.

Side Extensions

28. The SPG in paragraph 2.7.13 states that the design of side extension should be subservient to the main building and have regard to the following principles:

- a. The infill should be scaled to the main house and patterns of development in the townscape,
- b. The proposed height should retain gaps between buildings at the upper levels,
- c. The style and materials should be sympathetic to the original building,

- d. There should be a reasonable set back from the original front and rear building line.

Rear Extensions

29. Advice on rear extensions is offered in paragraphs 2.7.15-2.7.19 of the SPG.

In particular it is noted that in paragraph 2.7.16 guidance is given emphasising the importance of rear extensions being subservient to the parent building as well as respecting the original design of the building and traditional pattern of the area; it is further emphasised that no loss in amenity to adjacent properties with regard to sunlight, daylight, sense of enclosure or visual appropriateness this should result and that a reasonable size garden is retained.

30. The advice in the SPG does not rule out extensions higher than one storey and where a higher extension is appropriate a shallower depth is preferable to compensate for any increase in visual bulk and overshadowing caused by the additional height.

31. Full width extensions will be strongly discouraged as they can dominate the original building in terms of bulk and obscure original features. However it is accepted that in certain circumstances, full width extensions may be acceptable.

The Current Proposal

32. The permissions referred to above have established the principle of extending 148 Fellows Road. The submitted scheme is based on an extension, which in footprint, height and depth terms will be very similar to the most recent permission achieved.

33. The proposal will differ in two fundamental ways from the approach to development advocated hitherto.

34. The extension incorporates innovative below ground development to extend living space, whilst introducing new green space to the local environment at ground floor level
35. The modern design includes a screened two-storey side extension above ground with a subterranean addition to the side and rear of the property replacing dilapidated garages.
36. The two-storey extension to 148 Fellows Road above ground will incorporate a reception room on the ground floor and a study area on part of the first floor, which is mostly "open volume"
37. Access to the new below ground extension from the existing property will be available through this area.
38. The basement extension allows substantial extension to the property living space without affecting the above ground environment.
39. The north part of the excavation will house the family area incorporating a lounge and play area, steam room and private gymnasium. Also at sub ground floor level will be a small swimming pool with internal patio area and changing rooms.
40. The private gymnasium is situated to the rear of the site and is constructed over two floors. Full soundproofing and a turfed roof will prevent any noise disturbance to neighbours. The gym is for the sole use of the owner and will not be open to general public.
41. The innovative use of excavation extending the living space below ground enables the development to offer a large area of garden to replace existing wasteland and garages.

42. The extension includes a large master bedroom with en-suite facilities and walk-in wardrobe, three other smaller bedrooms all with small en-suite facilities and a kitchen area with open plan dining room situated below a flat roof-light.

Developing Underground

43. The provision of accommodation below ground enables the formation of considerable additional floorspace without any adverse effect on the character and appearance of the Conservation Area or residential amenity. The living space below ground will be well lit utilizing natural light.
44. The proposal will enable better use of urban land and be "environmentally" friendly providing better insulation, reducing dust and carbon dioxide and retaining higher humidity levels.

Daylight Assessment (See GIA report for full details)

45. GIA were commissioned to assess the proposal in relation to daylight penetration. Their report concludes as follows:

"The BRE Guidelines provide three criteria to assess the quality of daylight within a room. The ability of the room to comply with these criteria will inform the degree to which the space appears well daylighted."

The first benchmark is the Average Daylight Factor. All six rooms comfortably exceeded the minimum ADF requirement laid down for each room type. All rooms also exceeded the more onerous 2% ADF requirement. In addition bedrooms 3, 4 and 5 are all approaching the ideal level of daylight factor of 5% which one would more usually associate with spaces in high use during daylight hours. Finally the family room exceeds the ideal level of daylight factor recommended by the BRE Guidelines by 68%, and will enjoy an ADF of 8.41%.

The second benchmark seeks to ensure that rooms which are lit by windows in just one wall receive adequate daylight at their rear. It provides a formula for calculating a limiting factor or value. The room depth should not exceed this limiting value if the rear of the room is to avoid appearing gloomy. Only one of the rooms, bedroom R4, is served by a single window wall and thus needed testing. This room is well within the room depth limiting factor, and therefore all rooms comply with the BRE Guidelines on that basis.

The third benchmark is the position of the No-Sky Line. The BRE Guidelines state that if a

"significant area of the working plane lies beyond the no-sky line then the distribution of daylight in the room will look poor".

All the bedrooms enjoy visibility of the sky at working plane over approximately 50% of their area, which given the usage we feel is adequate. The rooms which will be most heavily used during the day, i.e. the Family room and the Kitchen/Dining Room, enjoy a view of the sky over 99.7% and 97.8% of their area respectively. A level which more than meets the BRE Guideline recommendations.

The BRE Guidelines state that:

"...all three of the criteria need to be satisfied if the whole room is to look adequately daylight. Even if the amount of daylight in a room is sufficient, the overall daylight appearance will be impaired if its distribution is poor."

Our analysis illustrates that the proposed scheme will exceed the BRE Guideline, recommendations on all three daylight criteria, and in many areas exceed even the ideal daylighting recommendations. Consequently rooms will appear well daylight and the light will be evenly distributed within the proposed rooms."

Design Considerations

46. The extension at ground level and above would be designed in the modern idiom. The detailed design has developed by way of detailed discussions with the Council's Planning and Urban Design Sections.

47. The Officers informal view was provided in a letter dated 3 November 2005 (copy reproduced as Appendix 4) as follows:

"The revised drawings submitted illustrate a scheme which is considered to be acceptable in terms of design, scale, height, bulk and footprint. The flat roof of the 2 storey side extension is now considered to relate satisfactorily to the main building and the bay windows line up with the bay windows of the adjoining building as suggested before. The proposed materials such as yellow brick, steel, cedar decking, aluminium, rendered and timber cladding are considered to be high quality materials, which would preserve the appearance of the adjoining buildings and the character and appearance of the Belsize Conservation Area."

48. On the basis of the above comments, it is submitted that the visible i.e. above ground element of the proposal complies with the requirements of UDP policies EN22 and 31, as mentioned above.

49. The construction of well designed modern extensions in Conservation Areas have been accepted by the Council as evidenced for example in a recent scheme in Pilgrimage Lane, Hampstead

Trees and Landscaping

50. Two trees have previously been removed from the site to protect the foundations of existing and future buildings on the site.

51. The design incorporates the planting of three new trees at sub ground level. These will grow above the lower ceiling height to give a unique look to the garden area with the top half of their canopies visible above ground.

- 52. Landscaping will introduce a new area of garden with above ground development screened from view to minimise over-looking onto neighbouring properties.
- 53. The roof of the private gymnasium will also be grassed over to give an unbroken stretch of green garden. This extension is for the exclusive use of the owner with no access to the general public.
- 54. The extension is environmentally friendly providing new opportunity to create green open space and protect any erosion of local amenity.
- 55. Flag UK Ltd, a company specialising in the provision of "green roofs" has confirmed (Appendix 5 refers) that the green roof element is both achievable and practical. They also comment that the proposed green roof will offer many additional benefits other than the direct advantage of increased useable space, enhanced appearance and uninterrupted views.

Protection of Amenity and Privacy

- 56. Building below ground offers the developers the opportunity to do something really special with the site whilst ensuring all neighbours' privacy and amenity is fully protected.
- 57. Above ground development will be screened from view to protect over-looking of neighbouring buildings
- 58. Light and noise pollution are eliminated by the private gymnasium being fully sound-proofed and external lighting minimised by the use of natural light.
- 59. An initial appraisal by Bonair Ltd (Appendix 6 refers) confirms that the plant required can be accommodated with no adverse impact in terms of noise disturbance.

Responding to the Refusal Reasons

Tree Issues

60. Following the refusal of the previous scheme a meeting took place (13/10/2006) on site between Kevin Fisher of LB Camden and ACS Consulting to discuss the first refusal reason relating to Tree Issues. The following was agreed and an e-mail from Kevin Fisher confirming this is reproduced as Appendix 7

61. Four hand excavated trial pits were inspected near to the western, eastern and northern boundaries. The pits were excavated to a depth of around 800mm. Roots were evident in all but the northern trial pit.

62. The following points were agreed on site. (ACS report contains survey plan for tree locations)

- (i). Tree No 1 can be removed because of its poor condition.
- (ii). Tree No 2 does not present a constraint to development because of its poor condition.
- (iii). The root spread of tree Nos 8 and 9 are restricted by the northern boundary wall. Excavations revealed that the foundation for the wall extended to about 1m below the level of the land on the northern side of the wall (which is slightly higher than the level within the site). Excavations can therefore be undertaken along the footprint line of the existing garages without detriment to these trees.
- (iv). The same as above applies to tree No 7.
- (v). An arboricultural report accompanying any revised scheme, will address root treatment when exposed by excavations in the vicinity of trees especially No 7.
- (vi). No excavation is to be undertaken within 4m of trees 10 to 12.
- (vii). Excavations at 4m from trees 10-12 will not result in their demise or cause instability

63. ACS has produced a revised report which is submitted as a separate document. This covers all tree related matters including specific tree protection measures and general site care.

Layout Changes

64. In order to accommodate the agreed tree protection measures set out above the lower ground floor plan has been amended to achieve compliance with the agreed distances from specified trees. The excavation area has been reduced to allow for root growth for trees 10 and 12.

65. The internal patio along Grid Line 3 (family area and steam room) has been removed as has the patio to the Master bedroom's walk in cupboard.

66. Two roof lights have been inserted along Grid Line 3 which will provide natural light to the family area and steam room. The A/C units have been relocated from the previous patio (along Grid Line 1 and attached to the boundary wall) to the triangular patio.

67. Bicycle storage for two cycles has been provided as required by refusal reason 2.

68. A single off street parking space is to be provided which removes the objections raised under policies T1 and T7 of the Camden UDP. The front gates to the property have been repositioned and redesigned to provide appropriate visibility for egress from the site, in accordance with the Council's Planning Guidance - Vehicle access to sites, car parking and servicing (paragraph 49.19). This amendment, in line with the Council's guidance, removes the objections raised under refusal reason 3.

Life Home Standards

69. The proposed scheme is fully compliant with the relevant Standards. A detailed compliance schedule is provide in Appendix 8

Conclusions

70. The creation of an additional residential unit is in line with Central Government Guidance and the strategic policies of the UDP, which encourage more efficient use of urban land.

71. Planning permission has already been granted for the creation of an additional unit at the site. The current scheme represents an alternative option for carrying out the proposed development and has been designed to ensure the new building will be subordinate to the existing property and of a scale and external appearance appropriate to this locality.

72. The additional unit can be accommodated by means of attractive extensions broadly in compliance with the Council's guidelines.

73. The appeal proposals will not detract from the character and appearance of the Conservation Area and will have no adverse effect on the amenities of the occupiers of adjoining properties.

74. As regards off-street parking, the appeal proposal will provide one off street apace, which will be of benefit to general parking in the immediate area.

75. All detailed matters raised in the refusal reasons cited against the earlier proposal have been addressed.

76. On the basis of the above we conclude there will be no conflict with the relevant UDP policies and it is respectfully requested that planning permission be granted.

**FEASIBILITY AND EXPERIENCE
STATEMENT
FOR
THE DESIGN OF AN ENVIRONMENTALLY
FRIENDLY DWELLING BELOW EXISTING
GROUND LEVEL AT
148 FELLOWS ROAD, LONDON**

Ellis & Moore
CONSULTING ENGINEERS

9th Floor, Hill House
17 Highgate Hill, London N19 5NA
Telephone: 020 7281 4821
Fax: 020 7263 6613
E: firstname.lastname@ellisandmoore.com
www.ellisandmoore.com
Reference: 9523/mi-001

Ellis and Moore Consulting Engineers have been involved in an initial examination of this project with a view to assessing the feasibility of constructing the demise shown below existing ground level.

The proposed initial structural arrangement would be to provide a contiguous bored pile wall to the site perimeter. The existing building would be underpinned along the flank wall as necessary with transition bays to the front and rear wall if required.

The main building structure would be reinforced concrete walls and columns supporting a reinforced concrete roof, with a reinforced concrete ground bearing slab/raft foundation.

This concrete structure can be used to provide support for the ground level gardens over and can provide a thermal mass to help minimise temperature variations.

The use of drained lightwell surrounding the habitable space minimises the need for tanking. Options for tanking those areas that require it, e.g. basement floor slab, walls in contact with ground, would be to use waterproof concrete (Caltite concrete) or to provide a tanking membrane externally such as "Voltex".

Ellis and Moore have successfully been involved in the provision of basement structures throughout London.

A sample of projects involving basement construction is given below:.

LARGE BASEMENT

GAINSBOROUGH STUDIOS

2 levels of below ground car parking as part of £35M mixed use/residential development.

VINCENT SQUARE

1 level of underground car parking to 7 storey block of flats in tight inner city site.

DALLINGTON STREET

1 level of commercial units below ground as part of 7 storey residential block in tight inner city site.

DOMESTIC BASEMENTS

10A PAULTONS STREET, SW3

Construction of new residential property with 2 storeys above ground and reinforced concrete basement. This property was constructed in an existing residential area.

CONNAUGHT GARDENS

Design of terrace of houses in Muswell Hill all with integral basements.

SUSTAINABLE PROJECTS

As part of our interest in sustainable development, Ellis and Moore have been at the forefront of environmentally friendly design. Examples of some of the projects we have designed are given on the following sheet.



Bed-Zed

Contract Sum: £10m

Completion Date: November 2003

Description of Works: Bed Zed received an RIBA Award this year and has been nominated for the 2003 Stirling Prize. Ellis and Moore were the Civil and Structural Engineers for the sustainable development project with Bill Dunster Architects working for The Peabody Trust.

Dave Matzdorf House

Contract Sum: £140,000

Completion Date: March 2000

Description of Works: An eco-friendly, timber frame new build house with grass roof



Lambeth Youth Centre

Contract Sum: £1.4m

Completion Date: June 2002

Description of Works: New Build. Construction of a steel framed building with glass façade and green roof system

APPENDIX 2

Development Control
Planning Services
London Borough of Camden
Town Hall
Argyle Street
London WC1H 8ND

Tel 020 7278 4444
Fax 020 7974 1975
Textlink 020 7974 6866

env.devcon@camden.gov.uk
www.camden.gov.uk/planning

Salisbury Jones Planning
33 Bassein Park Road
London
W12 9RW

Application Ref: **2006/2994/P**
Please ask for: **Cassie Plumridge**
Telephone: 020 7974 5821

25 September 2006

Dear Sir/Madam

DECISION

Town and Country Planning Acts 1990 (as amended)
Town and Country Planning (General Development Procedure) Order 1995
Town and Country Planning (Applications) Regulations 1988

Full Planning Permission Refused

Address:
148 Fellows Road
London
NW3 3JH

Proposal:

Construction of a new part 1, part 2 storey plus basement extension adjacent to the existing building to provide a single dwellinghouse, rear two storey extension to provide additional accommodation to ground floor flat and associated car parking following demolition of existing garages.

Drawing Nos: Location Site Plan; 1148 (PLA_EXI)100; 1148 (PLA_EXI)200, 201; 1148 (PLA_EXI)202,203; 1148 (PLA_EXI)204,205; 1148 (PLA_PRO)100; 1148 (PRO_LAY)101; 1148 (PRO_LAY)102; 1148 (PLA_PRO)200; 1148 (PLA_PRO)201; 1148 (PLA_PRO)202, 306; 1148 (PLA_PRO)300; 1148 (PLA_PRO)301; 1148 (PLA_PRO)302, 303; 1148 (PLA_PRO)304, 305; 1148 (PLA_PRO)307; 1148 (PLA_PRO_EXI); 1148 (PLA_PRO)ECO; 1148 (PLA_SAM)01; 1148 (PLA_SAM)02; 1148 (PLA_PRO_EXI)IMA; Tree Survey & Tree Protection Methods Statement; Internal Daylight Report; Planning & Design Statement in Support of Planning Application.

The Council has considered your application and decided to **refuse** planning permission for the following reason(s):



Reason(s) for Refusal

- 1 The proposed development is likely to cause harm to the Conservation Area as a result of damage and loss of trees around the boundaries of the site and insufficient evidence has been provided regarding the extent of root growth into the site from the trees on the surrounding properties. Therefore the proposed development would be contrary to Policies B1 (General Design Principles), B7 (Conservation Areas), N5 (Biodiversity), N8 (Ancient Woodlands and Trees) of the London Borough of Camden Replacement Unitary Development Plan 2006.
- 2 The development fails to provide for on-site cycle storage, contrary to T1 (Sustainable Transport), T3 (Pedestrian and cycling) and Appendix 6 (Parking Standards) of the of the London Borough of Camden Replacement Unitary Development Plan 2006.
- 3 The layout of the on-site car parking fails to provide sufficient visibility for entering and existing the site, contrary to T3 (Pedestrian and cycling) of the London Borough of Camden Replacement Unitary Development Plan 2006 and Supplementary Planning Guidance.
- 4 The provision of two car parking spaces on site is contrary to T1 (Sustainable Transport), T7 (Off-street parking, city car clubs and city bike schemes) and Appendix 6 (Parking Standards) of the of the London Borough of Camden Replacement Unitary Development Plan 2006.
- 5 The proposed development, in the absence of a legal agreement for car-capped housing for the new residential unit, would be likely to contribute unacceptably to parking stress and congestion in the surrounding area, contrary to Policies T8 (Car free housing and car capped housing) and T9 (Impact of parking) of the London Borough of Camden Replacement Unitary Development Plan 2006.

Informative(s):

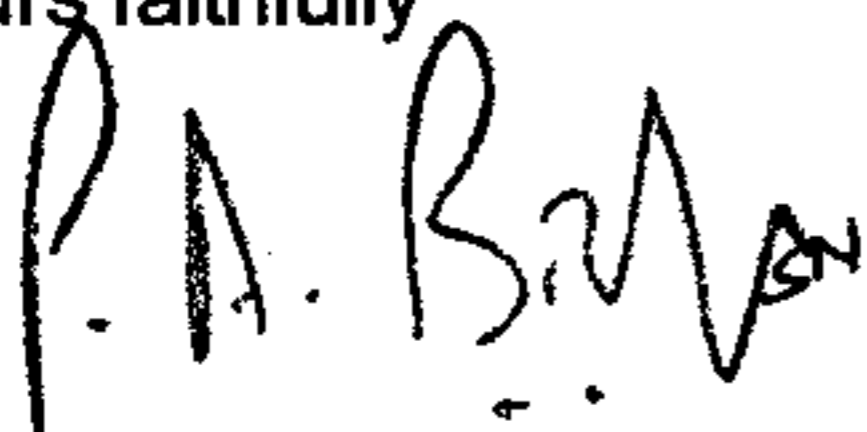
- 1 You are advised that with regard to the first reason of refusal, the proposed scheme utilises reduced distances between the proposed development and the surrounding trees which fall short of the recommended distances within the arboricultural report according to the prescriptions of BS 5837: 2005 Trees in Relation. Further information and investigations, such as trial holes to investigate the extent of root growth into the site, are considered necessary in order to justify the siting of proposed development. For further information please contact Kevin Fisher, Senior Landscape Architect, on 020 7974 5616.
- 2 You are advised that the second reason for refusal could be addressed by providing one cycle space on site for the new residential unit.
- 3 You are advised that with regard to the third reason for refusal, the proposed scheme was considered to compromise pedestrian and traffic safety, however given the size of the site it may be capable of accommodating a reconfigured parking

arrangement to meet the visibility requirements of the Supplementary Planning Guidance.

- 4 You are advised that the fourth reason for refusal could be addressed by reducing the number of on-site car parking spaces from two to one.
- 5 You are advised that the fifth reason for refusal could be addressed by entering into a legal agreement for car-capped housing for the new residential unit, or a car-free housing agreement for the new residential unit if concerns regarding safety / visibility of entering and exiting the site could not be adequately addressed.
- 6 You are advised to discuss any subsequent submission with Thames Water , (DC Asset Investment Unit) on 01923 898072 with regard to surface water drainage.
- 7 You are advised that Policy H7 of the Replacement Unitary Development Plan 2006 encourages all new housing developments to be accessible to all. Details provided were not considered sufficient to comprehensively assess the application against the Standards. You are advised to consult Michelle Brannon, Council's Access Officer, Camden Town Hall, Argyle Street WC1H 8EQ, (tel: 020-7974 5124) to ensure that the internal layout of any future or revised scheme is acceptable with regards to accessibility.

Your attention is drawn to the notes attached to this notice which tell you about your Rights of Appeal and other information.

Yours faithfully



Culture and Environment Directorate
(Duly authorised by the Council to sign this document)

APPENDIX 3

Planning Policy

4. The development plan for the area includes the London Borough of Camden Unitary Development Plan 2000 and I consider that Policies EN1, EN22 and EN31 are relevant to these appeals. UDP Policy EN1 seeks to ensure that developments do not have an adverse effect on the amenity of the surrounding area and the quality of the environment. Policy EN22 refers to extensions to existing buildings. It states that the Council will seek to ensure that proposals relate to the form, proportions and character of the building and its setting and have regard to the historic pattern of development in the surrounding area. It adds that extensions should be subordinate to the original building in terms of scale, situation or use of materials and should not dominate neighbouring buildings.
5. Policy EN31 of the UDP seeks, in part, to ensure that development in conservation areas preserves or enhances their special character or appearance. This is consistent with advice in Planning Policy Guidance 15 (PPG15) and with Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 which requires that special attention should be paid to the desirability of preserving or enhancing the character or appearance of a conservation area.
6. In reaching my conclusions I will also have regard to advice regarding the design of side and rear extensions set out in the Council's Supplementary Planning Guidance 2002 and to the Council's Belsize Conservation Area statement, published in 2003, both of which are material considerations.

Reasons

7. Belsize Conservation Area is predominantly residential in character, but it contains a mix of building styles and the density of development varies. Fellows Road is situated at the southern edge of the conservation area and is an attractive tree lined road which has a leafy, suburban appearance. Most of the buildings along the north side of the road are tall and narrow, with a strong vertical emphasis and a consistent, regular appearance.
8. The appeal property forms the end of a terrace of imposing five storey buildings. It lies in a prominent corner location, close to the junction between Fellows Road and Winchester Road and to its west is an open area, containing trees and mature planting, which aligns with the back gardens of houses further north along Winchester Road. From the information provided I understand that this area originally formed part of the back gardens of the adjacent houses on Winchester Road. Whilst now part of the appeal site and although it is overgrown and used for fly tipping, it visually maintains the established street pattern of long garden areas and spaces between buildings. In my view this open area contributes to the spacious, leafy character of the area around the appeal site and provides an important break in development in this corner location.
9. I consider that the principle of extending 148 Fellows Road has already been established by the earlier planning permission. The side extension proposed in Appeal A would project no further to the west of the existing building than that already approved and from my reading of the plans would appear no different from the approved scheme when viewed from Fellows Road. I am satisfied that it would maintain the vertical emphasis and the established rhythm of the street scene and would not significantly reduce the open character of the area to the side of the existing building.

10. The extension proposed in Appeal A would project back, beyond the line of the existing building, into the rear garden and an infill extension would run across the width of the original building. However these extensions would be only two storeys high and would to my mind appear subservient in relation to the height and bulk of the existing building. The footprint of the proposed extensions would be greater than in the approved scheme, but in the context of the regular vertical pattern of tall projections along the rear elevation of the terrace, I consider that the proposed extensions would appear modest in scale. In my view they would not harm the appearance of either the appeal building or the terrace as a whole.
11. The side extension proposed in Appeal B would be wider than that already approved and would have a two storey bay projecting on the front elevation. This extension would have a horizontal emphasis, which I consider would conflict with the established vertical rhythms along the front of the terrace. Furthermore the bay window, whilst reflecting an architectural feature found on the appeal building and elsewhere along the terrace, would to my mind appear awkwardly squat and over dominant in relation to the two storey extension. The side extension proposed in Appeal B would not project back beyond the existing building and the rear extension would be similar to that already approved. However I consider that these factors are outweighed by the harmful effect that the form and design of the proposal would have on the character and appearance of the conservation area.
12. In considering the effect of these proposals on the character and appearance of the conservation area, I have had regard to the suggested parking space for three cars on the open land to the south west of the building. I recognise that the site currently has a vehicular access to garages at the rear of the appeal building. However it is my view that the parking of vehicles in this important green space, which has historically been an area of garden, would be harmful to the appearance of the conservation area.
13. The appellant confirmed at the Hearing that the omission of the suggested car parking would be acceptable if it allowed the rest of the development to proceed. My attention has been drawn to an earlier appeal relating to proposals to create three new units at the appeal site (Document 3), in 1999. The Inspector concluded, amongst other things, that the absence of off street parking in that scheme would increase the demand for on street parking and lead to further congestion, in conflict with development plan policies.
14. In the case before me, however, despite having disregarded the suggested parking, the Council did not object to the proposals on highway or parking grounds. Furthermore government guidance in Planning Policy Guidance 13, published in 2000, encourages restraint in the provision of off street car parking in accessible locations such as this. In this context I am satisfied that if the suggested parking was omitted from the proposals would not conflict with the objectives of up to date national policy guidance on parking provision. A number of local residents objected to the car parking area on the grounds that it would be harmful to the character of the area. In these circumstances I do not consider that the omission of the car parking from the proposals would be a substantial modification such that it would require further consultation. It is therefore my view that the omission of the suggested car parking area could be achieved by an appropriate condition.

Other Matters

15. I have taken into account concerns raised by local residents regarding loss of privacy and noise disturbance but I have found nothing in the points raised to affect my conclusion on the main issue.

Conditions

16. I consider that in order to preserve the character and appearance of the conservation area the land to the side of the appeal building should be maintained as an open space. I will therefore attach a condition to prevent this area from being used for parking, together with a condition to ensure satisfactory landscaping of this area.
17. The Council has suggested conditions to control materials used for the external surfaces, windows, joinery and roof finishes, together with the design of windows and the rooflights and front elevation of the gymnasium. I will attach conditions to deal with all of these matters to ensure that the development achieves a satisfactory appearance.
18. In order to prevent the sub division of the proposed dwelling I will attach a condition to restrict the use of the gymnasium as ancillary to that of the new dwelling. I will also attach a condition to control the insertion of windows in the west elevation of the proposed side extension in order to prevent overlooking of adjacent gardens.
19. Council has suggested a condition to control details of the revised internal arrangement of the existing flats at lower ground and ground floor level. Whilst this is a matter that would be subject to other legislation, it is my judgement that the method of protecting the living conditions of existing occupants is of such importance that it needs to be agreed in detail before work commences. I will therefore attach a condition accordingly.
20. The Council has suggested that permitted development rights for extensions, alterations and minor operations should be removed, but Circular 11/95: *The use of conditions in planning permissions* advises that conditions removing permitted development rights should only be imposed in exceptional circumstances. However the appellant has no objection to this suggested condition and I consider that in this prominent location it is necessary and reasonable to preserve the open character of the side garden area and the consistency in the appearance of the terrace of which the appeal building is part.

Conclusions

21. In conclusion, I consider that subject to the omission of the suggested car parking area, the development proposed in Appeal A would preserve the character and appearance of Belsize Conservation Area and would be consistent with UDP Policies EN1, EN22 and EN31 and with advice in PPG15. For the reasons given above and having regard to all other matters raised, I conclude that the Appeal A should be allowed.
22. With regard to appeal B, I consider that the proposed development would harm the character and appearance of the conservation area and therefore would conflict with UDP Policies EN1, EN22 and EN33 and with advice in PPG15. For these reasons and having regard to all other matters raised, I conclude that the appeal should be dismissed.

Formal Decision

Appeal A:

23. In exercise of the powers transferred to me, I allow the appeal and grant planning permission for a side extension and alterations to existing garage block to create new residential unit at 148 Fellows Road in accordance with the terms of the application

Ref.PEX0200216 dated 2 March 2002, and the plans submitted therewith, subject to the following conditions:

- 1) The development hereby permitted shall be begun before the expiration of five years from the date of this decision.
- 2) The land to the west of the side extension hereby approved and to the west of the existing timber fence along the western edge of the existing access drive shall not be used for the parking of cars or any other vehicles at any time.
- 3) No development shall take place until there has been submitted to and approved by the local planning authority a scheme of landscaping for the land to the west of the side extension hereby approved and land to the west of the existing timber fence along the western edge of the access drive. This scheme shall be laid out and completed within 12 months of the completion of the extension or 12 months of the occupation of the new dwelling hereby approved.
- 4) The materials to be used in the construction of the external surfaces of the extension hereby permitted shall match those used in the existing building.
- 5) The windows in the extension hereby permitted shall be painted timber, double hung vertical sash windows; all external joinery shall be painted timber and the roof to the side extension and the gymnasium shall be natural slate.
- 6) The development hereby permitted shall not be commenced until details of the roof lights and front elevational treatment of the gymnasium hereby permitted have been submitted to and approved in writing by the Local planning Authority. The gymnasium shall be constructed in accordance with the approved details.
- 7) The gymnasium use hereby permitted shall not be used at any time other than for purposes ancillary to the residential use of the dwelling hereby permitted.
- 8) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking, re-enacting or modifying that Order), no windows shall be constructed on the side (west) elevation.
- 9) No development shall take place until full details of the revised internal arrangement to the existing lower and ground floor flats resulting from the development hereby approved has been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.
- 10) Notwithstanding the provisions of Article 3 of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking, re-enacting or modifying that Order), no development within Part 1 (classes A – H) and Part 2 (classes A – C) of schedule 2 of that order shall be carried out without the grant of planning permission having first been obtained from the Council.

Appeal B:

24. In exercise of the powers transferred to me, I dismiss the appeal.

Information

25. A separate note is attached setting out the circumstances in which the validity of any of these decisions may be challenged by making an application to the High Court.

APPEARANCES

FOR THE LOCAL PLANNING AUTHORITY:

Edward Oteng BA (Hons) DipUP MRTPI London Borough of Camden

FOR THE APPELLANT:

Mr Prentice RIBA

George Vasdekys BA DipTP MRTPI

GJP Practice. Architect for the appellant

Salisbury Jones Planning

INTERESTED PERSONS:

M Parsons

Flat 4, 148 Fellows Road, London NW3 3JH

DOCUMENTS

Document 1 List of persons present at the Hearing

Document 2 Notification of the Hearing

Document 3 Appeal decision APP/X5210/A/99/1025242/P8

Document 4 Bundle of documents and plans relating to planning permission for development at the appeal site dated 8 November 2001

Document 5 Belsize Conservation Area statement

PLANS

Plan A Bundle of plans for development proposed in Appeal A

Plan B Bundle of plans for development proposed in Appeal B

Development Control
Planning Services
London Borough of Camden
Town Hall
Argyle Street
London WC1H 8ND

Tel 020 7278 4444
Fax 020 7974 1975
Textlink 020 7974 6866

env.devcon@camden.gov.uk
www.camden.gov.uk/planning

Mr. G. Vasdekys
33 Bassein Park Road
London
W12 9RW

Application Ref:
Please ask for: **Marilet Swanepoel**
Telephone: 020 7974 2717

3 November 2005

Dear Mr Vasdekys,

Town and Country Planning Act 1990
RE: Land adjacent to 148 Fellows Road, NW3

I write in response to your letter dated 16th September 2005 regarding the proposed scheme for the erection of a 2-storey side extension and a single-storey extension in the rear garden with substantial excavation works in the side and rear garden to create lower ground level to create a single-family dwellinghouse, involving demolition of the existing rear garage building at No. 148 Fellows Road. Please accept my apologies for the delay in responding to your letter.

The revised drawings submitted illustrate a scheme, which is considered to be acceptable in terms of design, scale, height, bulk and footprint. The flat roof of the 2-storey side extension is now considered to relate satisfactorily to the main building and the bay windows line up with the bay windows of the adjoining building as suggested before. The proposed materials such as yellow brick, steel, cedar decking, aluminium, rendered and timber gladding are considered to be high quality materials, which would preserve the appearance of the adjoining buildings and the character and appearance of the Belsize Conservation Area.

As mentioned before, a comprehensive Arboricultural Report and a method statement would be required with the submission of a full planning application. These documents need to illustrate that the loss of trees within the site is acceptable and that trees to be retained on adjoining sites would be protected from any impact from the proposed building works during and after the construction and that the long term survival of these trees would not be compromised by the implementation of the proposed scheme. The scheme would need to ensure adequate landscaping to compensate for the loss of amenity garden quality. We need to be convinced that the green roof will be successful and that it would be able to accommodate sufficient planting depth to grow not just grass but also shrubs (as indicated on the plans). Detailed information of how this green roof would work would be required with the submission of any formal application.

There is a concern that the proposed habitable rooms at basement level would not receive adequate daylight. They are merely lit by one small internal lightwell and one strip 'trench' on the outer perimeter. The windows to these rooms along the perimeter strip would be obstructed by a wall/fence within 3m of the glazed façade and therefore the glazed area should total at least 1/10th of



January 27, 2006

the floor area of each room. The glazing allowable in this calculation is that which is above the points on the window/s from which a line can be drawn upwards at a vertical angle of 30° without being obstructed by the adjoining boundary wall.

I would like to inform you that the proposed scheme is likely to be very contentious in its nature particularly as it could be regarded as setting a precedent for similar basement excavation over the whole garden at other sites. It is likely to raise a considerable amount of objections from local groups and residents who need to be informed of it. The person to contact at the Belsize Conservation Area Advisory Committee is Ms Gene Adams and her address is 12 Lawn Road, London NW3 3XS. The person at the Belsize Resident's Association is Mr Handley Stevens and his address is 18A Belsize Lane London NW3 5AB. Due to the work load of officers, it is not possible to arrange a pre-application meeting at this stage.

Notwithstanding the above, a full assessment can only be undertaken upon the receipt of a formal submission of a planning application. The plans are quite complex to understand and it would be very useful to have additional explanatory information. Therefore, any submission should include an axonometric sketch to understand the different floor levels and relationship with existing ground/garden and adjacent building. Also, more detailed sections would be required to clearly understand the setting of the new swimming pool in relation to the neighbour's garden. The plans seem to indicate that the pool goes under this garden.

Please note that the information contained in this letter represents an officer's opinion and is without prejudice to further consideration of this matter by the Development Control Section or to the Council's formal decision.

Yours sincerely,

Marilet Swanepoel

Planning Officer

For the Director, Environment Department

Our ref: flag06-srl023a

Tammar Segalis
ASTS Ltd
2 Magdalen Mews
London
NW3 5HD

20 June 2006

RE: 148 Fellows Road, London NW3 3JH

Dear Tammy,

Further to our meeting at your offices last week, I have taken time to peruse the drawings and I am confident that the proposed scheme is not only possible but also extremely practical.

The extension accommodates substantial additional living space below ground, whilst providing attractive landscaped garden areas to almost the entire roof. This means that the structure does not have a negative effect on its surroundings. The result is an innovative design that reintroduces green space to what is currently an inhospitable environment and is sympathetic to the conservation area in which it is situated.

The proposed Green Roof will offer many additional benefits other than the direct advantage of increased usable space, enhanced appearance and uninterrupted views.

The Green Roof will help restore the environment by recreating a natural ecosystem where the building is situated. It will retain a sizeable amount of the rainfall, thus reducing the amount of water runoff and the required number of outlets. The air quality will be significantly enhanced as the green areas will clean and cool the air by as much as five degrees. It will also filter the rain water and remove considerable amounts of Copper, Lead, Nitrogen and Zinc from the residual water.

The new green areas on the roof will offer substantial noise reduction and at the proposed substrate (soil) and plant depth, the reduction will be in excess of 50db.

Green Roofs are excellent at protecting a building from extremes of temperature by supplying natural insulation and will assist greatly in keeping this structure cool in summer whilst having significant thermal benefits in winter.

In addition, the proposed roof vegetation can double or even treble the life of the roof waterproofing membrane beneath, whilst enhancing the value of the property and providing a habitat for wildlife.

Finally, I am impressed with the obvious thought and care that has gone into designing a structure that is to have negligible impact on it's environment and in fact enhances the surrounding area, whilst ensuring that disturbance to neighbours is kept to a minimum.

Should you require further information or have any queries, please do not hesitate to contact me.

Yours sincerely,
FLAG UK Ltd

Sarah Langley
Technical Manager

Mobile: 07921 473909

Fax: 01438 316172

Email: sarah.langley@flaguk.co.uk

The Flag UK website is at www.flaguk.co.uk. It is an interactive site where literature Specifications, drawings and information are available to download. Additional details on our Roof Greening Systems can be found on www.optigreen.com

Mr Chiki Surkis
ASTS
The Rear Flat
164 Finchley Road
London NW3 5HD

19 June 2006

Dear Sirs

Re: Proposed Development at 148a Fellows Road, NW3 3JH
Comfort Cooling and Ventilation

With reference to drawings received and discussions, we have now conducted preliminary heating and cooling load calculations and can advise the following: -

1. As the building is largely underground, the insulation levels will be relatively high resulting in lower than average requirements for cooling and heating. We expect the total cooling requirement to be around 30 kW.
2. Geothermal Air conditioning systems utilizing the underground earth as a heat sink are still quite experimental and are not yet commercially widely used. We are therefore basing our design on VRV system utilizing the latest ultra quiet inverter compressor technology & environmentally friendly refrigerant R410a.
3. We expect that we shall require the use of two outdoor condensing units Daikin model RXYSQ6M (1345mm high x 900mm wide x 320mm deep) to be located at basement level within the light well trench between grid lines I & H. the wall behind will lined with acoustic tiles to further reduce any reverberation noise.

The sunken location of these units together with there small footprint and ultra low noise levels will ensure that they will neither be visible nor heard from any of the adjoining properties.

Trusting the above is satisfactory, we look forward to being of further service.

Yours sincerely

Louay Yousif
Bonair Ltd

George Vasdekys

From: Hal Appleyard [hal@treebiz.co.uk]
Sent: 20 October 2006 15:21
To: 'George Vasdekys'
Cc: 'ASTS'
Subject: FW: 148 Fellows Road - Tree Constraints

For your info

Hal Appleyard

ACS Consulting (London)
Grosvenor Suite
Justin Plaza 3
341 London Road
Mitcham
CR4 4BE

Office: 020 8687 1214
Mobile: 07770 820 105

From: Fisher, Kevin [mailto:Kevin.Fisher@camden.gov.uk]
Sent: 20 October 2006 15:11
To: hal@treebiz.co.uk
Subject: RE: 148 Fellows Road - Tree Constraints

Dear Hal Appleyard

I can confirm that the meeting summary provides an accurate account of our onsite discussions and agreements

Regards
Kevin Fisher

-----Original Message-----

From: Hal Appleyard [mailto:hal@treebiz.co.uk]
Sent: 18 October 2006 18:26
To: Fisher, Kevin
Cc: 'George Vasdekys'; 'ASTS'
Subject: 148 Fellows Road - Tree Constraints

Kevin Fisher

148 Fellows Road - Site Meeting 13.10.06

Thank you for meeting us at the above site, which was most useful.

We inspected four hand excavated trial pits near to the western, eastern and northern boundaries. The pits were excavated to a depth of around 800mm. Roots were evident in all but the northern trial pit.

I confirm the following points, which were agreed on site. (see attached site survey plan for tree locations)

1. Tree No 1 can be removed because of its poor condition.
2. Tree No 2 does not present a constraint to development because of its poor condition.
3. The root spread of tree Nos 8 and 9 are restricted by the northern boundary wall. Excavations

17/04/2007

revealed that the foundation for the wall extended to about 1m below the level of the land on the northern side of the wall (which is slightly higher than the level within the site). Excavations can therefore be undertaken along the footprint line of the existing garages without detriment to these trees.

4. The same as above applies to tree No 7.
5. An arboricultural report accompanying any revised scheme, will address root treatment when exposed by excavations in the vicinity of trees especially No 7.
6. No excavation is to be undertaken within 4m of trees 10 to 12.
7. Excavations at 4m from trees 10-12 will not result in their demise or cause instability.

I trust that the above is an accurate reflection of the main points of our meeting. The design team will proceed on the basis of the above.

Please will you contact me as soon as possible if there are any areas in need of change.

Kind regards

Hal Appleyard

ACS Consulting (London)
Grosvenor Suite
Justin Plaza 3
341 London Road
Mitcham
CR4 4BE

Office: 020 8687 1214
Mobile: 07770 820 105

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APPENDIX 8

**148 Fellows Road
NW3 3JH
Lifetime Home Requirements**

	LIFETIME HOMES STANDARDS	148 FELLOWS ROAD PROVISION
1	Where there is car parking adjacent to the home, it should be capable of enlargement to attain 3300mm width.	Proposed scheme complies: The width of the proposed car parking space is 3600mm. Refer to Note [LHS 1] in Ground Floor Plan drawing.
2	The distance from the car parking space to the home should be kept to a minimum and should be level or gently sloping	Proposed scheme complies: The approach from the car parking space to the home is a level approach. The distance is 12 meters and where there is a path, this is 1200mm width. Refer to Note [LHS 2] in Ground Floor Plan drawing.
3	The approach to all entrances should be level or gently sloping	Proposed scheme complies: The approach between the pedestrian gate and the main entrance has a gently slope of 10% in 7 meters, which is a lower slope than the permissible. Refer to Note [LHS 3] in Ground Floor Plan drawing.
4	All entrances should: a) be illuminated b) have level access over the threshold and c) have a covered main entrance	Proposed scheme complies: a) All entrances will be illuminated. b) All entrances have a level access over the threshold. Refer to Note [LHS 4] in Ground Floor Plan drawing. c) Main entrance is covered by a glass canopy Refer to Note [LHS 4] in Roof Floor Plan drawing
5	a) Communal stairs should provide easy access and b) where homes are reached by a lift, it should be fully wheelchair accessible	Not Applicable as there are no communal staircases and the home is not reached by a lift.
6	The width of internal doorways and hallways should conform to Part M except where the approach is not head on and the corridor width is 900mm, where the clear opening width should be 900mm rather than 800mm. There should be 300mm to the side of the leading edge of the doors on the entrance level.	Proposed scheme complies: All corridor widths are greater than 1050 and doorway clear opening widths greater than 800, which are greater widths than the permissible. Refer to Note [LHS 6] in Basement Floor Plan drawing.
7	There should be space for turning a wheelchair in dining areas and living rooms and adequate circulation space for	Proposed scheme complies: Living room and dining room can accommodate a 1500x1500mm turning circle for wheelchair.

2 morden mews
back of 104 brichley road
london
NW3 3JH
tel: 0207 704 1020
tel: 0207 704 1020
email: info@studio.co.uk

	wheelchair users elsewhere	All corridors are greater than 1000mm. Refer to Note [LHS 7] in Basement and Ground Floor Plan drawing.
8	The living room should be at entrance level	Proposed scheme complies: The living room is at entrance level. Refer to Note [LHS 8] in Ground Floor Plan drawings.
9	In houses of two or more storeys, there should be space on the entrance level that could be used as a convenient bedspace	Proposed scheme complies: A convenient bed space can be provided in the Cinema Room, which is gently sloping (as definition and description provided in Standard 2) from entrance level. Refer to Note [LHS 9] in Ground Floor Plan drawing.
10	There should be: a) a wheelchair accessible entrance level WC, with b) drainage provision enabling a shower to be fitted in the future	Proposed scheme complies: A wheelchair WC is provided in the adjacent room to the convenient bedspace. Drainage provision will be provided to allow a shower to be fitted in the future. The WC is gently sloping (as definition and description provided in Standard 2) from entrance level. Refer to Note [LHS 10] in Ground Floor Plan drawing.
11	Walls in bathrooms and toilets should be capable of taking adaptations such as handrails	Proposed scheme complies: Walls will be capable of taking adaptations as the majority of the walls will be solid walls and when otherwise, wall reinforcements will be located between 300 and 1500mm from the floor.
12	The design should incorporate: a) provision for a future stair lift b) a suitably identified space for a through the floor lift from the ground to the first floor, for example to a bedroom next to a bathroom	Proposed scheme complies: a) A stair lift will be provided for the one-flight staircase at the rear of the building. b) A space has been identified for a through the floor lift, in ground floor is positioned adjacent to the entrance door and in basement floor adjacent to the bedrooms' corridor. Refer to Note [LHS 12] in Ground and Basement Floor Plan drawings.
13	The design should provide for a reasonable route for a potential hoist from a main bedroom to the bathroom	Proposed scheme complies: A simple route from main bedroom to bathroom is provided without compromising fire walls/breaks. Refer to Note [LHS 13] in Basement Floor Plan drawing.
14	The bathroom should be designed to incorporate ease of access to the bath, WC and wash basin	Proposed scheme complies: Main bathroom and rest of bathrooms provides a simple layout and ease of use. Refer to Note [LHS 14] in Basement Floor Plan drawing.
15	Living room window glazing should begin	Proposed scheme complies: Living room

	at 800mm or lower and windows should be easy to open/operate	and all other windows are full height, allowing people to see out of the window whilst seated. Wheelchair users can operate all windows as they are below 800mm. All window glazing will be toughened and will comply with Building Regulations.
16	Switches, sockets, ventilation and service controls should be at a height usable by all (i. e. between 450 and 1200mm from the floor)	All switches, sockets, ventilation and service controls for all rooms including kitchen and bathrooms will be positioned at a height usable by all and according with Building Regulations.