

**DESIGN/ACCESS STATEMENT**

**PROPOSED roof extension of existing residential premises**

at

**122 Fortess Road, London NW5 2HR**

for

**Bromley Park Garden Estates Ltd**

Prepared by

**Avalon Built Environment Ltd  
Chartered Building Surveyors  
Parndon Mill  
Parndon Mill Lane  
Harlow  
Essex CM20 2HP**

## **Use**

The proposed development retains the existing use of the site as residential, with the extension and splitting of a single residential use unit into two residential use units at second and a new third floor level.

## **Amount**

The proposed development comprises the extension at third floor level in line with adjoining developments. The amount of extension has been design to allow for two double occupancy flats sized in accordance with the LPA's minimum requirements. The conversion and extension of properties along the terrace and across the road have been approved and completed historically to a relative amount successfully.

## **Layout**

The proposed development shall not be seen from the public highway, and will not negatively affect any public or private footpaths or amenity spaces as it is wholly private in nature, other than front facing roof lights on the front pitched roof slope.

## **Scale**

The designed scale of the development has been set in line with adjoining developments including the neighbouring 124, 118, 116, 116a & 124. The increase in scale of development being only visible from the rear as front facing elements are in line with the existing building's bulk and mass.

## **Landscaping**

No public landscaping is to take place as part of the development.

## **Appearance**

The proposed development is located behind a Victorian terrace and as such is not visible from any sides. The rear elevation design is to be in line with historic extensions and conversions at adjoining properties and across the road.

## **Access**

The proposed measures do not cause an increased impact on the existing public and private transport arrangements within the area, being internal only in nature.

The existing access to the flat which cannot be altered consists of a corridor from the street door to a flight of stairs with around 14 rises to gain access to the first floor level flat entrance, before then turning up to the second floor by similar means. Consequently it is not possible or suitable to design for disabled access within this proposal, this has been considered when responding to lifetime homes standard sections as below.

## **Lifetime Homes Standard**

The following is a breakdown of response to the relevant parts of the revised Lifetime Homes Standard (LTH) - Revised July 2010 version;

1. Parking provision – No allocated car parking
2. No defined parking provision for residential unit or access to dwelling from same
3. Approach to entrance is existing, entrance is on public highway.
4. Communal Entrance is existing, dwelling entrance will be 800mm wide but on second floor as shown.
5. Existing access to new unit is not wheelchair accessible, no alterations to existing communal stair.
6. Internal doorway and hallways comply with the minimum sizes.
7. Circulation space in the new unit complies with requirement 7.
8. Criterion 8 – Living space is fulfilled in the proposal.
9. Criterion 9 does not apply, as unit is not multi-storey.
10. Criterion 10 – Entrance level WC and shower is provided within the second floor unit but not the third.
11. Walls in bathroom of new unit comply with the requirements of criterion 11.
12. Criterion 12 is satisfied as dwelling is not multi-storey.
13. Structure of ceiling/separating floor is designed for full use, and as such will comply with the requirements of criterion 13.
14. Layout of bathroom in unit will comply with the requirements of criterion 14.
15. The requirements of criterion 15 are satisfied in the design of the unit.
16. Layout of all service points will comply with the requirements of criterion 16.

**Ben Muir**

**Avalon Built Environment Ltd**