DESIGN/ACCESS STATEMENT

PROPOSED roof extension of residential premises, creation of additional residential unit

at

122 Fortess Road, London NW5 2HR

for

Bromley Park Garden Estates Ltd

Prepared by

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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 studio 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.

Planning Statement

The proposal to extend this premises are outlined below with indicative feedback and subsequent design variations to suit for clarity.

1. Full planning application **2014/6942/P was withdrawn on 18/12/2014** for roof extension with rear dormer and front roof lights and creation of additional 1 x bed flat at third floor level. The application was withdrawn as the proposal was unacceptable, as outlined below with actions taken on subsequent applications to remedy concerns:

    - Reduction in size of second floor flat, already under the minimum required size

      ACTION TAKEN – Existing second floor flat was considered as one bedroom which it is not, it is a bedsit/studio, with a large bulkhead in the hallway circulation space which is not available as floor space, this reduction in 'usable' space to be lost accessing the new third floor accommodation and re-classification of the sizing requirements were advised to lessen this concern.

    - Proposed third floor flat below minimum required floor space with poor outlook from the bedroom with roof lights

      ACTION TAKEN – Across the street a number of properties have created front dormers with both pitched and flat roofs, allowing for vertical pane fenestration by window which would improve the outlook concern. The areas measured whilst re-design was undertaken to reduce unit occupancy to studio accommodation then satisfied the minimum sizing requirement.

- Rear dormer larger than recommended size set out in CPG 1

  ACTION TAKEN – Rear dormer was to observe the 500mm exclusion policy as a minimum but this was highlighted as being a concern, additional clarification provided to drawings to ensure compliance is clearly defined.

- Rear roof terrace not acceptable

  ACTION TAKEN – Conceded and removed from proposals.

2. Pre-planning application enquiry **2015/0773/PRE reported on at 18/03/2015** proposed the roof extension with front and rear dormers and one front roof light to create 1 x 1 bed flat at third floor level.

   The feedback received was concluded with **"The proposal would not be supported in its current form due to the installation of a front dormer window to the unaltered roof line and the proposed sub-standard level of accommodation. The principle of a rear dormer and front roof lights are considered to be acceptable as is extending the existing second floor flat to bring it up to standard by increasing the size of it."**

   Following the advice to date we have now adjusted this current proposal to further alleviate the LPA's concerns in this full application, outlined below with specific actions taken:

   i. Front dormer window objections

      ACTION TAKEN – Conceded and removed from proposals.

   ii. Proposed 1 x bedroom flat to third floor flat below minimum required usable floor space of 48M² above 2.1M in height, and the alternative studio unit requirement above 32Mof floor space above 2.1M not being achievable.

      ACTION TAKEN – In this application we have maximised the usable internal heights and checked the relevant requirements of the LB Camden CPG 2 Housing September 2013, specifically s4.11 which states **"Any floor area where the ceiling height is less than 1.5 metres will not count towards the habitable floor space."**

      The intermediate floor to be replaced between the proposed units is flexible as to achieve an increased floor height above during construction, and when floor space is shown in hatched areas to plans the minimum size of the units demonstrates compliance at third floor level and second floor level, with the loss of the area limited to a landing, and unusable floor space over a large bulkhead above the common parts staircase below.

      Enclosed Drawings showing sectional detailing of the units demonstrates accordance with Figure 10 of the relevant LB Camden CPG 2 p56 as:

      - **Unit 4 comprised of the existing studio with a stairwell taken from unusable space, resulting in a single occupancy studio, comprising of Gross Internal Area totalling 39.1M².**

      - **Newly created Unit 5 to second and extended third floor level, comprising of Gross Internal Area above 1500mm totalling 35.7M²**

iii. Reference to outlook

ACTION TAKEN – The reference to outlook as part of a concern with the formation of a studio unit to the third floor have been considered as a part of this submission, and proposals are suggested as satisfying the requirement through the nature of fenestration to the rear dormer which is significant, and then assisted by the provision of 2no. roof lights sized as 1200mm x 600mm to the bathroom area and 1200mm x 1200mm to the adjoining section of roof slope.

An improvement to this fenestration issue was sought during the pre-planning application by forming a front dormer but due to other policy the only usable fenestration can be a roof light.

Conclusion

It is our opinion that the enclosed scheme demonstrates compliance with the relevant concerns raised by the LPA through both an initial application and subsequent pre-application advice enquiry.

It being in line with requirements of stated local policy provides an equivalent additional residential unit in the building at the cost of a small amount of usable floor space to a retained equivalent unit, and arrangement and layout in line with permissions granted elsewhere in the local area when assessed against:

- 2010/1286/P – 124 Fortess Road, London, NW5 2HP
- 2009/0266/P - 116A Fortess Road London NW5 2HL
- 2008/0307/P - 157 Fortess Road London NW5 2HR
- 2006/0307/P - 163 Fortess Road London NW5 2HR

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Appendix overleaf – LB Camden CPG 2 Housing September 2013 policy extracts

Flexible construction/layout

4.8 In addition, wherever practical dwellings should be designed to enable greater flexibly in construction design so that they can be capable of some form of extension or adaptation in order to accommodate changing lifestyles and family needs or other social use.

4.9 For example design features that could be considered, include:

- open plan layouts or generic layouts/floor plans;
- avoiding load bearing internal walls;
- easily accessible services and utilities e.g. a central accessible core or accessible floor/ceiling cavity.
- For further examples see: By design urban design in the planning system: towards better practice: www.communities.gov.uk/publications/planningandbuilding/bydesignurban by DETR (2000) (accessed April 2011).

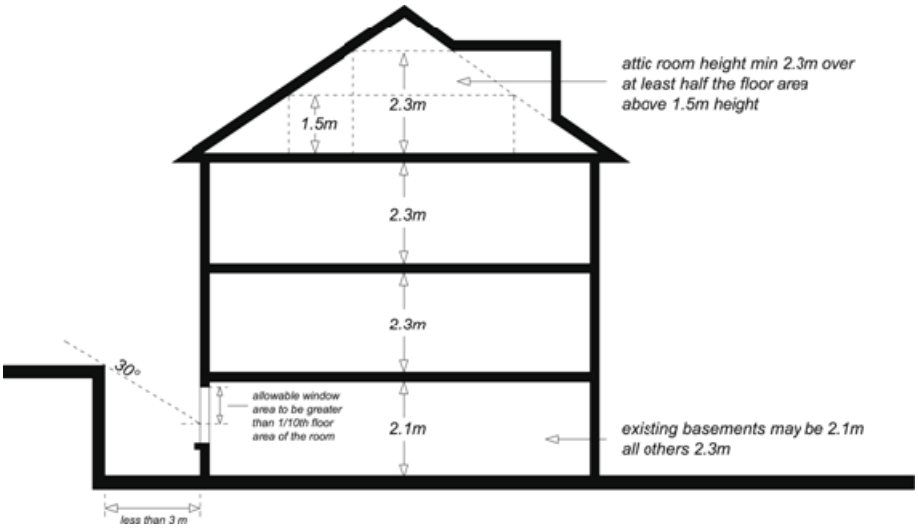
Internal space standards

Ceiling heights

4.10 All habitable rooms should have minimum headroom of 2.3 metres. The exceptions are habitable rooms in existing basements, which may have 2.1 metres headroom, and habitable rooms in attics which should have a minimum room height of 2.3 metres over at least half of the floor area (not including any floor space where the ceiling height is less than 1.5 metres). See Figure 10.

4.11 Any floor area where the ceiling height is less than 1.5 metres will not count towards the habitable floorspace. We will also consider the suitability of floor to ceiling heights in relation to context of building and how size or windows and floor to ceiling heights impact design. Please also refer to CPG1 **Design** (see particularly the sections on '**Design Excellence**' and '**Roofs, terraces and balconies**') and CPG4 **Basements**.

Figure 10. Ceiling heights and natural light for basements



Space and room sizes

4.12 Although planning cannot control the precise internal layout of individual proposals, it is important to ensure that dwellings are capable of providing a suitable layout and adequate room sizes that reflect the use and type of accommodation. The Council will be flexible in the application of these guidelines in order to respond to site-specific circumstances.

4.13 The Council has set minimum space standards to ensure rooms are large enough to take on varying uses. Space standards relate to the occupancy of a home rather than number of bedrooms and the developer will be required to state the number of occupants each dwelling has been designed to accommodate. The occupancy of housing at the time of its first occupation is not a reliable prediction of future levels of occupancy over the lifetime of a home. The only sensible assessment of occupancy is therefore the designed level of occupancy.

4.14 The overall internal floorspace in new self-contained dwellings (excluding communal lobbies and staircases) should normally meet or exceed the minimum standards set out in the following table.

Number of Persons	1	2	3	4	5	6
Minimum floorspace (sq m)	32	48	61	75	84	93

4.15 For dwellings designed for more than 6 people, allow approximately 10sq m. per extra person. In order to successfully to provide ease of movement and storage space for wheelchair users, the council will normally wheelchair housing dwellings to exceed the minimum floorspace standards. Please also refer to the section on ‘Lifetime homes and wheelchair housing’ in this CPG document.

4.16 The Council will expect bedrooms to meet or exceed the following minimum sizes: