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DESIGN AND ACCESS STATEMENT

In support of a Planning Application for conversion of a single family dwelling house into eight self-contained flats with excavation and rear extensions at lower ground floor, first floor and second floor

at

**1 ARDWICK ROAD,
LONDON, NW2 2BX**

May 2015

Issue 1

TABLE OF CONTENTS

1.	Associated Documents	page	3
2.	Introduction	page	4
3.	Location	page	4
4.	Planning History	page	5
5.	Proposal	page	5
6.	Use	page	5
7.	Scale and Impact	page	6
8.	Landscaping	page	6
9.	Appearance	page	7
10.	Access	page	7
11.	Lifetime Homes	page	8

1. Associated Documents

This Design and Access Statement should be read in conjunction with the following documents:

Site Location Plan	7852/SLP
Existing plans	7852/11A, 12A, 13A
Existing elevations & sections	7852/14, 15
Proposed plans	7852/21E, 22E, 23C
Proposed elevations & sections	7852/24C, 25C
Photosheets	PS01 & PS02

2. Introduction

Metropolitan Development Consultancy Ltd have been appointed to prepare proposals to convert a single family dwelling house into eight self-contained flats.

The subject of this planning application is 1 Ardwick Road, London NW2 2BX. The semi-detached property is arranged over four floors (three storey plus lower ground floor) situated on the corner plot where Ardwick Road adjoins Fortune Green Road. Ardwick Road is characterised by two to three storey traditional residential properties, many of which have various rear extensions. The site is not listed and is not within a conservation area.

3. Location

1 Ardwick Road is located on the corner plot on the Hocroft Estate in the London Borough of Camden. The site is bounded to the North East by Finchley Road and to the South by Fortune Green Road. The West of the property is surrounded by residential roads. The wider surrounding area is characterised by a mix of land use, from residential, sports grounds and a number of shops in the surrounding area. 1 Ardwick Road is approximately a 20 minute walk from Hampstead station and approximately 20 minute walk from Cricklewood overground station, which both provide links into central London. Hampstead Village and West End Lane are also within a short walk from Ardwick Road.



View facing north



View facing east

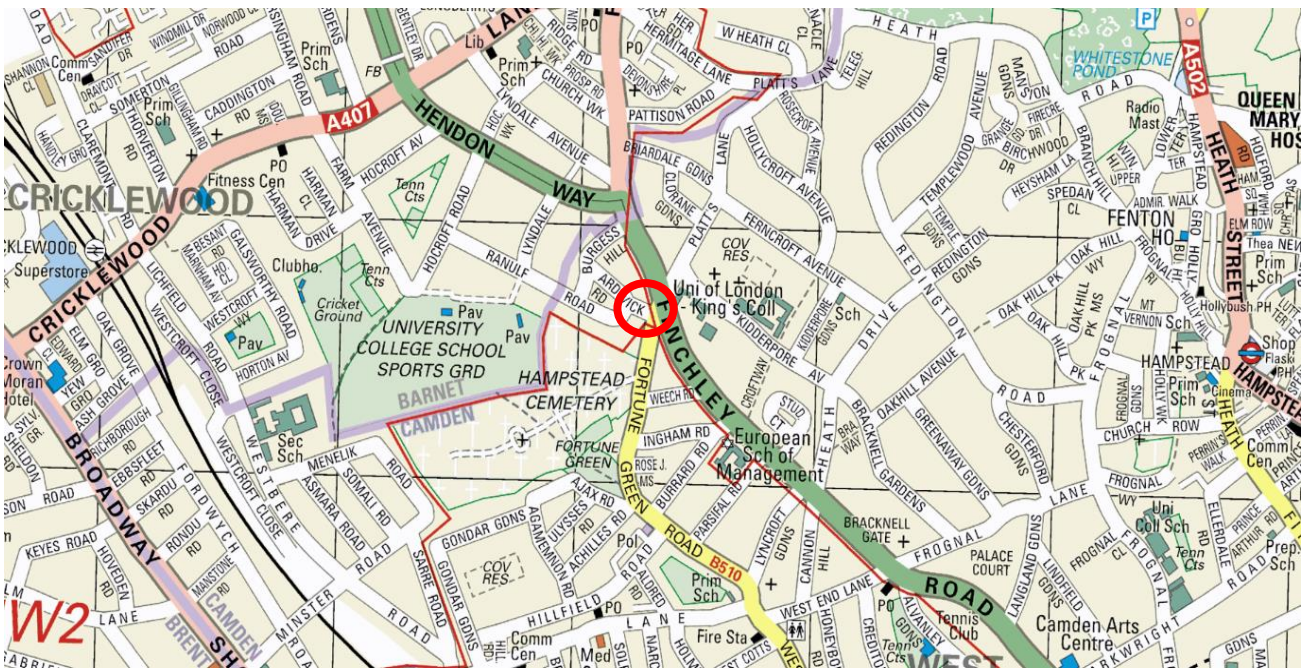


View facing south



View facing west

2. Location (Contd)



Map of local area with site outlined in red

4. Planning History

A proposal was submitted for pre-application advice on 11th December 2014. Pre-application advice was received on 28th January 2015 your ref: 2014/7912/PRE. The comments from the pre-application advice have been taken into account for this current scheme proposal.

5. Proposal

It is proposed to convert the single family dwelling house into eight self-contained flats with extended lower ground floor excavation to the front and rear extensions at lower ground floor, first floor and second floor together with internal alterations and refurbishment.

6. Use

The existing residential building is currently used as a single family dwelling house arranged over four floors. During the pre-application stage two rooms were labelled 'office', however, these rooms are a home study and bedroom and the property is used for residential use only. The proposed use will be eight self-contained flats arranged with two flats on each of the four floors. The flats at ground, first and second floor level will be accessed via a communal entrance door to the front of the property. The two flats at lower ground floor level will have their own entrance doors to the side elevation of the property.

7. Scale and Impact

The proposal includes lower ground floor excavation to increase the existing space to form usable ceiling heights. Due to the gradient of the site, the lower ground floor at the front of the property is at ground/garden level at the rear of the property. It is proposed to extend into the rear garden so that a two bedroom and three bedroom flat can be located at this level. A light-well is proposed in the front garden to serve a bay window at the front of the property and the land to the side of the property will be excavated to increase the natural daylight into the flats at this level as well as provide an opportunity for the two flats to be independently accessed from the side of the building. The three bedroom property at the rear of the lower ground floor will benefit from the rear garden accessed directly from the rear extension. The rear extension at this level will have a green roof to minimise the visual and ecological impact of the extension. A basement impact assessment has been included as part of this planning application.

At the front of the property at ground floor level, the existing window to the front elevation will be altered to create the communal front entrance door. At the rear of the ground floor, the existing glazed conservatory extension will be replaced with a brick built structure with flat roof and a roof-light serving the kitchen within this flat. The alterations proposed here increase the usability of the space without extending at this level. A two bedroom flat and studio flat will be located at this level accessed by communal hallway via the existing entrance location.

At first floor level a partial rear extension is proposed. The extension at this level is not proposed to extend past the furthest point of the building line of the adjacent property. A two bedroom and a one bedroom flat are proposed at this level accessed via communal staircase.

At second floor level a partial rear extension is proposed which will not extend past the building line of the adjacent property where the two properties meet. This level will comprise a two bedroom flat and one bedroom flat both accessed via communal staircase. The roof to the South East of the property will be altered so that the rooms at second floor level are usable, however, it is proposed that the overall height of the building will not increase.

The proposal creates a mix of dwelling sizes with one studio flat, two 1-bedroom flats, four 2-bedroom flats and one 3-bedroom flat with garden.

The proposals will improve the usability of the property and are considerate to the scale of the site and neighbouring property.

A daylight, sunlight and overshadowing report has been included as part of this planning application which reports that the neighbouring property will not be adversely affected by the proposals.

8. Landscaping

Due to the gradient to the site, the front garden is located at ground floor level, whereas, the rear garden is located at lower ground floor level. A lightwell serving the front of the lower ground floor flat will be located in the front garden, the front garden will also house a covered refuse & recycling store. The front garden area will provide pedestrian access to the new proposed communal entrance door providing access to the flats at ground, first and second floors. The two flats at lower ground floor level will be access via independent front doors to the side of the property. These doors will be accessed via an external staircase leading down to the lower ground floor area or access can be gained from the side of the site at the lower level. The side pedestrian access also provides access to the communal covered cycle storage located to the side elevation towards the rear of the property. A rear garden is proposed for the 3-bedroom property at the rear of the lower ground floor.

8. Landscaping (continued)

A landscape designer will be appointed to enhance the appearance of the site. The flat roof to the extension at lower ground floor will have a green roof to minimise the visual and ecological impact of the extension. An arboriculture report has been included as part of this planning application. Where trees in poor form are proposed to be removed, they will be replaced to enhance the visual impact of the property and improve the screening to the front and side elevation of the site.

9. Appearance

It is proposed to remove the single storey element to the side elevation which forms the existing entrance porch and door. The window to the front elevation at ground floor will be altered to create a new communal entrance door to the building. It is proposed that any new windows or doors will match the style and proportions if the existing where possible.

The excavation will have minimal impact on the front of the property and street scene and the ground floor bay will continue into the lower ground floor level to provide continuation of the design. The creation of the front light-well will enable natural daylight and ventilation to the lower ground floor and will require guarding at ground floor level.

The rear extensions at first and second floor have been designed with consideration to not extend past the adjoining property.

10. Access

The location of the existing pedestrian access to the corner of the site will be retained providing access to the new front door located on the front elevation. This communal entrance provides access to the flats located at ground, first and second floors.

The two flats located at lower ground floor will be accessed via an external staircase from front garden area to individual front doors or level access to the side pedestrian access off Fortune Green Road. All external entrance doors will be illuminated.

The existing garage space will be utilised as part of the lower ground floor flat and the garage doors replaced with glazed doors to a bedroom. The vehicular access will be removed, providing only pedestrian access to the site. A covered bicycle store will be located on the side elevation towards the rear of the property.

11. Lifetime Homes

Where it has been possible to incorporate the Lifetime Homes Standards this has been achieved.

The 16 design criteria in the Lifetime Homes Standards have been addressed as follows:

LIFETIME HOMES CRITERIA		KEY OBJECTIVES	DETAILED CRITERIA	HOW THE PROPOSAL ADDRESS EACH POINT
1	Parking (width or widening capability)	Provide, or enable by cost effective adaptation, parking that makes getting into and out of the vehicle as convenient as possible for the widest range of people (including those with reduced mobility and/or those with children).	<p>a) 'On plot' (non-communal) parking: Where a dwelling has car parking within its individual plot (or title) boundary, at least one parking space length should be capable of enlargement to achieve a minimum width of 3300mm.</p> <p>b) Communal or shared parking: Where parking is provided by communal or shared bays, spaces should be provided with a width of 3300mm, and in accordance with the specification given in Appendix 2 on page 65 or www.lifetimehomes.org.uk</p>	N/A there are no onsite parking spaces proposed.
2	Approach to dwelling from parking (distance, gradients and widths)	Enable convenient movement between the vehicle and dwelling for the widest range of people, including those with reduced mobility and/or those carrying children or shopping.	The distance from the car parking space of Criterion 1 to the dwelling entrance (or relevant block entrance or lift core), should be kept to a minimum and be level or gently sloping. The distance from visitors parking to relevant entrances should be as short as practicable and be level or gently sloping.	N/A there are no onsite parking spaces proposed.
3	Approach to all entrances	Enable, as far as practicable, convenient movement along other approach routes to dwellings (in addition to the principal approach from a vehicle required by Criterion 2) for the widest range of people.	The approach to all entrances should preferably be level or gently sloping, and in accordance with the specification given at www.lifetimehomes.org.uk	The approach to the new communal front door will be level or gently sloping. However, the approach to the flats at first and second floor are accessed via a staircase. The approach to the new front door to the lower ground floor flats will be level or gentle sloping.
4	Entrances	<p>Enable ease of use of all entrances for the widest range of people.</p> <p>Note: For the purpose of requirements d) and e) of this Criterion, main entrances are deemed to be: the front door to an individual dwelling, the main communal entrance door to a block of dwellings, plus any other entrance door associated with the approach route from parking required by Criterion 2.</p>	<p>All entrances should:</p> <p>a) Be illuminated</p> <p>b) Have level access over the threshold; and</p> <p>c) Have effective clear opening widths and nibs as specified given at www.lifetimehomes.org.uk</p> <p>In addition, main entrances should also:</p> <p>d) Have adequate weather protection*</p> <p>e) Have a level external landing.*</p>	<p>a) This will be achieved.</p> <p>b) This will be achieved. However, the flats at first and second floor are accessed via a staircase.</p> <p>c) This will be achieved.</p> <p>d) This will be achieved.</p> <p>e) This will be achieved.</p>

5	Communal stairs and lifts	Enable access to dwellings above the entrance level to as many people as possible.	<p>a) Principal access stairs should provide easy access in accordance with the specification below, regardless of whether or not a lift is provided.</p> <p>b) Where a dwelling is reached by a lift, it should be fully accessible in accordance with the specification below.</p>	<p>a) The principle access stair will provide access in accordance with Lifetime Homes Standards.</p> <p>b) There is no lift proposed.</p>
6	Internal doorways and hallways	Enable convenient movement in hallways and through doorways.	<p>Movement in hallways and through doorways should be as convenient to the widest range of people, including those using mobility aids or wheelchairs, and those moving furniture or other objects. As a general principle, narrower hallways and landings will need wider doorways in their side walls. The width of doorways and hallways should conform to the specification given at www.lifetimehomes.org.uk.</p>	This could be achieved.
7	Circulation Space	Enable convenient movement in rooms for as many people as possible.	<p>There should be space for turning a wheelchair in dining areas and living rooms and basic circulation space for wheelchair users elsewhere.</p>	<p>A clear turning circle of 1500mm is achievable in the reception/dining areas rooms. However, the approach to the flats at first and second floor are accessed via a staircase.</p>
8	Entrance level living space	Provide accessible socialising space for visitors less able to use stairs.	<p>A living room /living space should be provided on the entrance level of every dwelling (see Appendix 1 on page 65 or www.lifetimehomes.org.uk for definition of 'entrance level'). Note: Entrance level generally means the storey containing the entrance door to the individual dwelling. It may refer to the first storey that contains a room (habitable or non-habitable) if the entrance door leads directly to an 'easy-going' stair.</p>	<p>The two ground floor flats and the two lower ground floor flats have entrance level reception rooms. The two flats at first floor and the two flats at second floor are accessed via communal staircase.</p>
9	Potential for entrance level bed-space	Provide space for a member of the household to sleep on the entrance level if they are temporarily unable to use stairs	<p>In dwellings with two or more storeys', with no permanent bedroom on the entrance level, there should be space on the entrance level that could be used as a convenient temporary bed-space (see Appendix 1 on page 65 or www.lifetimehomes.org.uk for definition of 'entrance level').</p>	<p>The two ground floor flats and the two lower ground floor flats have entrance level bedrooms. The two flats at first floor and the two flats at second floor are accessed via communal staircase.</p>
10	Entrance level toilet and shower drainage	<p>Provide an accessible toilet and potential showering facilities for:</p> <p>a) any member of the household using the temporary entrance level bed space of Criterion 9, and:</p> <p>b) visitors unable to use stairs.</p>	<p>Where an accessible bathroom, in accordance with Criterion 14, is not provided on the entrance level of a dwelling, the entrance level should have an accessible toilet compartment, with potential for a shower to be installed- as detailed in the specification given at www.lifetimehomes.org.uk</p>	<p>The two ground floor flats and the two lower ground floor flats have entrance level bathrooms. The two flats at first floor and the two flats at second floor are accessed via communal staircase.</p>
11	Toilet and bathroom walls	Ensure future provision of grab rails is possible, to assist with independent use of toilet and bathroom facilities.	<p>Walls in all bathrooms and toilet compartments should be capable of firm fixing and support for adaptations such as grab rails.</p>	This could be achieved.

12	Stairs and potential through-floor lift in dwelling	Enable access to storey's above the entrance level for the widest range of households.	The design within a dwelling of two or more storey's should incorporate both: a) Potential for stair lift installation; b) A suitable identified space for a through-the-floor lift from the entrance level to a storey containing a main bedroom and a bathroom satisfying Criterion 14.	a) N/A b) N/A Each flat is single storey.
13	Potential for fitting of hoists and bedroom/bathroom relationship	Assist with independent living by enabling convenient movement between bedroom and bathroom facilities for a wide range of people.	Structure above a main bedroom and bathroom ceilings should be capable of supporting ceiling hoists and the design should provide a reasonable route between this bedroom and the bathroom	The structure above the bedroom and bathroom ceilings could be made capable of supporting ceiling hoists.
14	Bathrooms	Provide an accessible bathroom that has ease of access to its facilities from the outset and potential for simple adaptation to provide for different needs in the future.	An accessible bathroom, providing ease of access in accordance with the specification given at www.lifetimehomes.org.uk should be provided in every dwelling on the same storey as a main bedroom.	This could be achieved.
15	Glazing and window handle heights	Enable people to have a reasonable line of sight from a seated position in the living room and to use at least one window for ventilation in each room.	Windows in the principal living space (typically the living room), should allow people to see out when seated. In addition, at least one opening light in each habitable room should be approachable and usable by a wide range of people -including those with restricted movement and reach.	Any new windows handles and sill heights will comply.
16	Location of service controls	Locate regularly used service controls, or those needed in an emergency, so that they are usable by a wide range of household members.	Service controls should be within a height band of 450mm to 1200mm from the floor and at least 300mm away from any internal room corner.	Any service control needed to be operated or read on a frequent basis, or in an emergency, will be included within a height band of 450mm - 1200mm from the floor and at least 300mm away from an internal corner.