

71 Fordwych Road, London NW2 3TL
Design and Access Statement

April 2016
Rev A

Prepared for

Client

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London
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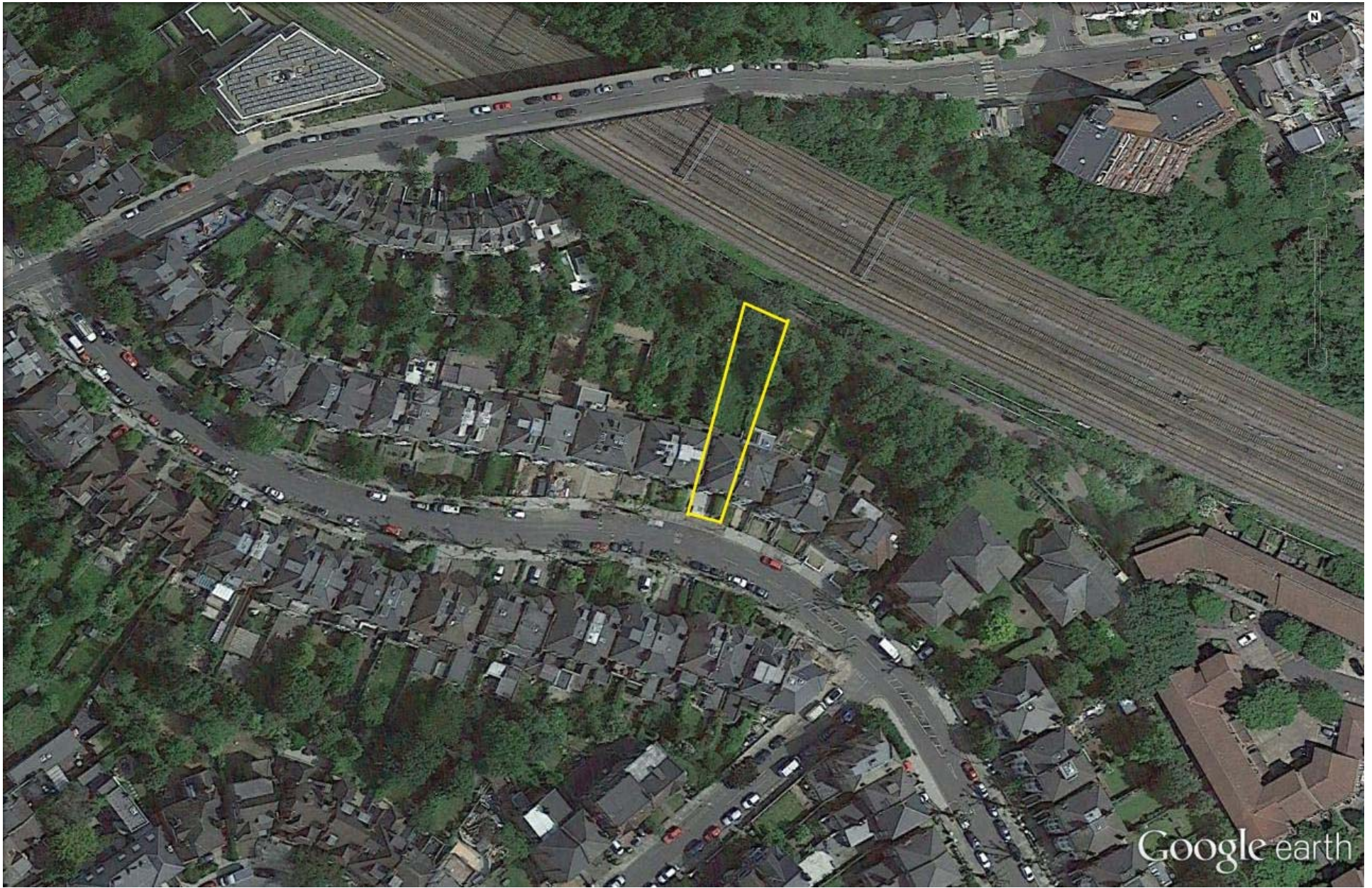
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1 Introduction

- 1.1. This statement has been written in order to support the planning application to Camden Council for 71 Fordwych Road, London NW2 3TL. The application is made on behalf of Leycam Ltd.
- 1.2. Leycam Ltd purchased this property at the end of 2012; subsequently instruct our practice to carry out the feasibility study to make more efficient use of the site and the building.
- 1.3. According to the comment received from planner officer – Emily Whittredge, the proposal has been amended to the followings:
 - **Extending the existing basement to the front and the rear for providing one 2-bed self-contained flat; and merging two existing studio flats at the rear section of ground floor to provide one x 2-bed self-contained flat; including extending a 3m deep single storey rear extension.**
- 1.4. The statement will demonstrate the key design concepts of this development. The proposed works will provide high quality residential units to ease the high demand for residential properties in this area.
- 1.5. The building of 71 Fordwych Road is neither a listed building nor within Conservation Area.
- 1.6. The following reports are also submitted to support this application
 - **Assessment of Daylight and Sunlight** by Herrington Consulting Ltd
 - **Basement Impact Assessment Report** by Geo-Environmental



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2 Site and Surroundings

The Building and Site

- 2.1 71 Fordwych Road is a five-storey including basement & loft accommodation space. It is a semi-detached building with no.69 Fordwych Road. Similar building style runs along Fordwych Road.
- 2.2 The building of 71 Fordwych Road is neither a listed building nor within Conservation Area.
- 2.3 The building has been converted into 8 self-contained flats many years ago.
- 2.4 The main entrance to the building is approx 1.65m above the street level. A combination of ramp and stairs links from the street level to the main entrance where locates at the right hand of the site boundary.
- 2.5 A separate ramp and steps at the left hand of the site will take you to the rear garden.
- 2.6 The width of site frontage on to Fordwych Road is 7.35m. The depth of site is around 47.0 m. The height of the existing building from the Fordwych Road, up to the top of ridge, is around 14.1m. The total area of the application site is 419.5 sq m.



View from Fordwych Road to no.71 & no.69



View to no.69 to no.61



View to rear extension of 69 Fordwych Road

View to rear garden of 71 Fordwych Road

View to Fence Wall between 71 & 73 Fordwych Road

2.7 The building is currently use as residential with 8 self-contained flats in four levels.

2.8 There is no planning history from Camden Planning Search website.

2.9 The site is well served by public transport with bus stops nearby the site on Shoot Up Hill. Kilburn Station is a 5 minute walk away. The site is within controlled parking zone.

2.10 The Public Transport Accessibility Level (PTAL) rating generated from **TfL Planning Information database is 4.**

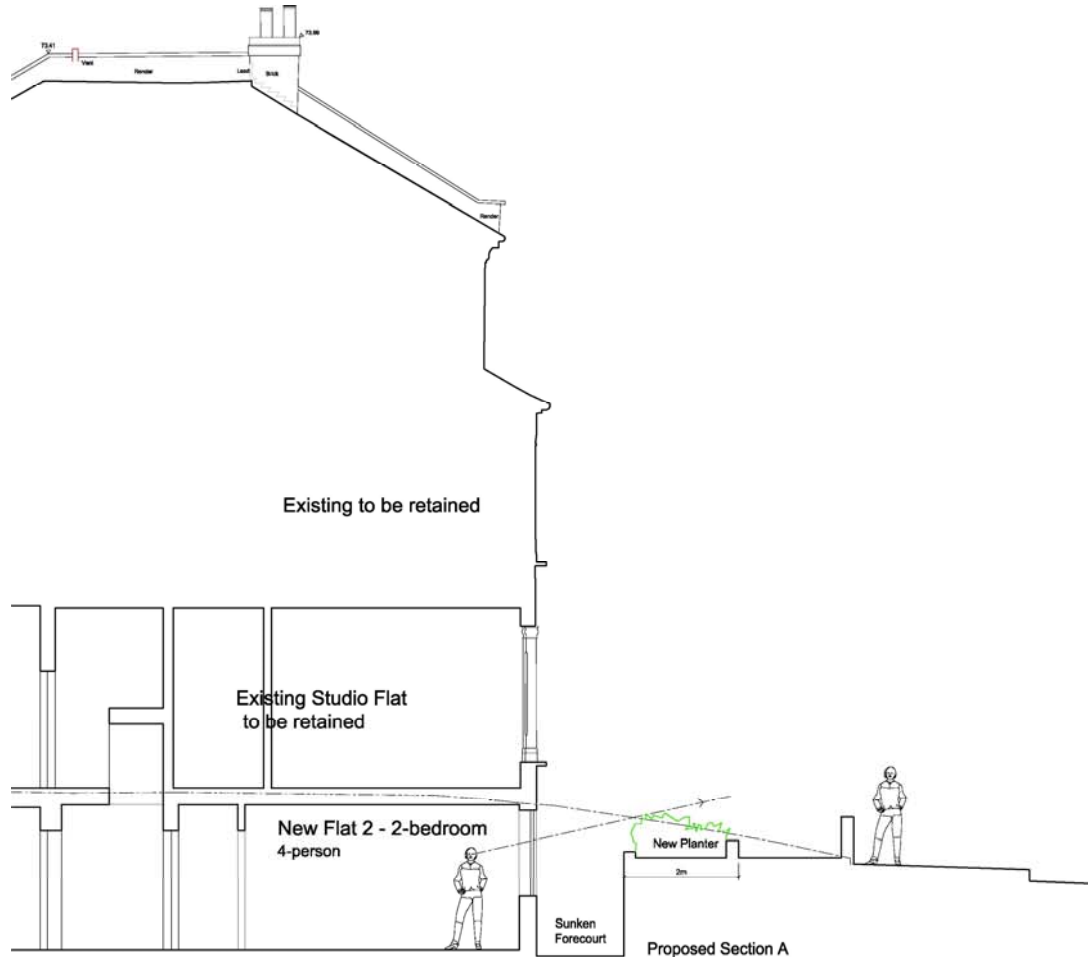
2.11 Relevant Planning History around the area.

- 81 Fordwych Road – 6m full width rear extension; Ref:2015/0434/P
- 88 Fordwych Road – Enlargement of an existing basement and creation of a front lightwell; Ref:2006/5755/P
- 119a Fordwych Road – Excavation to enlarge existing basement with two windows to front elevation; Ref:2013/3555/P
- 69 Fordwych Road – Erection of a single storey rear extension; Ref:2013/4176/P
- 79 Fordwych Road – Erection of a single storey rear extension (Full width and 3.5m deep); Ref:2014/2845/P

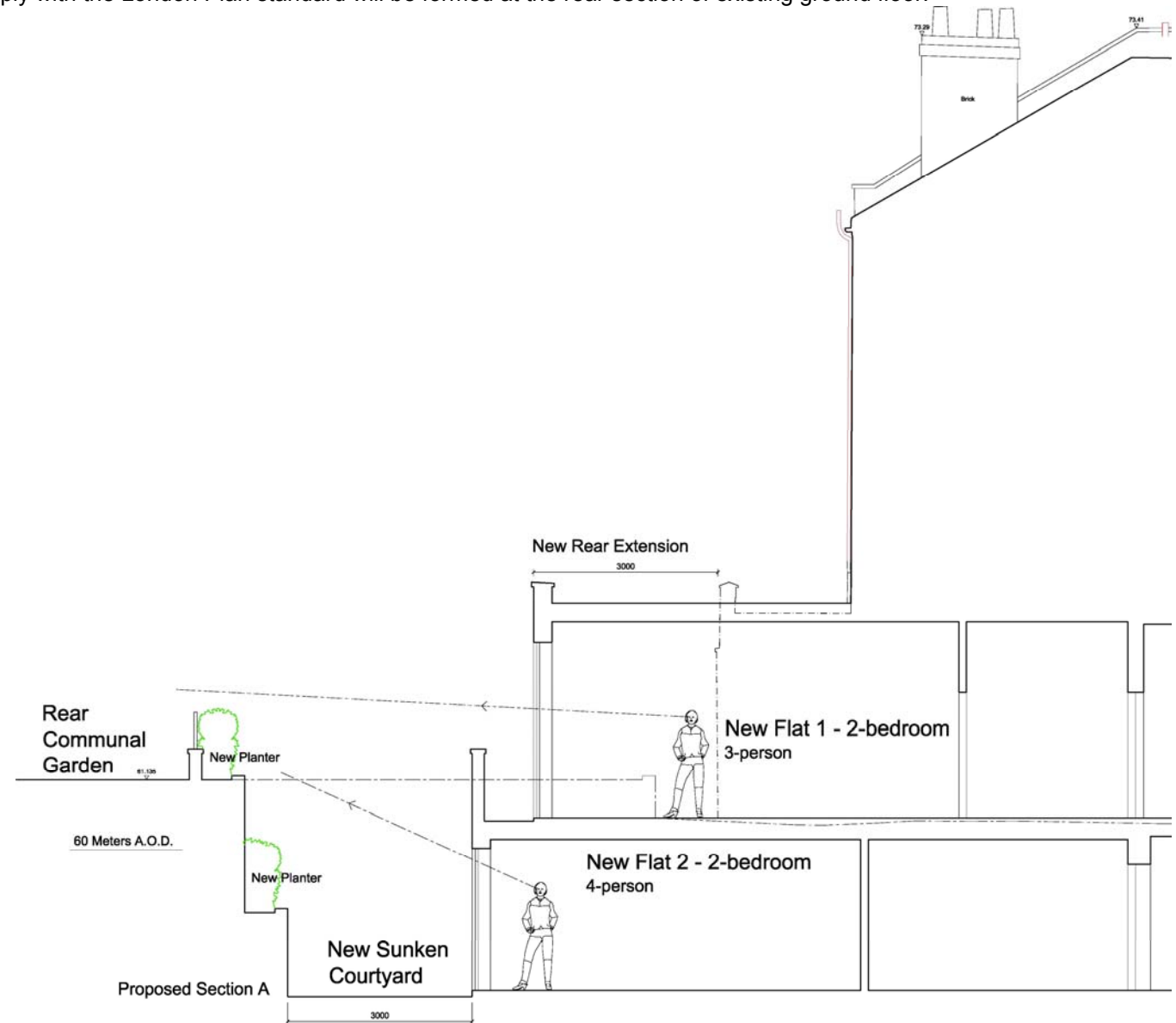
3 The Proposal

According to the comment revised from planner officer – Emily Whittredge, the proposal has been amended to extend the existing basement to the front and the rear for providing one 2-bed self-contained flat; and merge two existing studio flats at the rear section of ground floor to provide one x 2-bed self-contained flat; including extending a 3m deep single storey rear extension.

3.1 The existing ground floor level of the building is approx 1.65m above the street, and the basement level is just 1.15m below street. The proposed scheme is taking the advantage of its setting by extending the existing basement to the front with new sunken forecourt and new bay window to match existing bay window for forming a new lower ground floor. The proposed size of the sunken forecourt has been reduced by half from the previously proposal. Many properties with lower ground floor in London have similar style and character. For the visual, privacy and safety reasons, a 2m deep new planter will be added between the forecourt and public pavement.



- 3.2 Refer to the planning officer's comment; the proposed rear lightwell has been reduced to 3m in depth. By forming a new single sunken courtyard, a new 2-bed flat will be formed at the new lower ground floor with direct access to its own outdoor amenity space. To the existing ground floor, a new 3m deep full width single storey extension will be added to the rear of the building. Together with the new rear extension and merging the two existing studio flats, a new 2-bed / 3-person flat which comply with the London Plan standard will be formed at the rear section of existing ground floor.



3.3 Existing main facades to be retained; proposed works for the formation of Lower Ground Floor:-

- The new lower ground floor bay windows will match as the existing ground floor bay windows.
- The new planter will be constructed in front of the new sunken courtyard by brick which colour and bonding match with the main building; the position of the planter has been moved back closer to the main building where compares with the previously proposal.
- The new hedge will be planted to match as the existing hedge between no.69 and no.71; and will be maintained regularly approx 1.2m height from the public pavement for providing the privacy to the new lower ground floor flat.
- Approx 800mm height brick wall will be constructed around the new sunken forecourt to prevent falling; brickwork will match with the existing brick colour and bonding of the main building.
- The proposed works will not change either the appearance or the style of the building.



3.4 Rear extension and the associated proposed works

- New 3m deep single storey extension will be added to the existing single storey rear building. The new painted timber windows and doors will be added to match the style and character of the existing building. The new rear single storey extension will be constructed by brick which colour and bonding match with the main building. The formation of the proposed rear extension is no different from the approved rear extension of no. 69, in term of the height and the deep.

- We understand that the planner officer has a concern about the proposed rear extension might create a feeling of enclosure in conjunction with no. 69's own extension. The full width 3m deep of the single storey rear extension is a national acceptable extension standard to any dwelling extension at the ground level. The rear windows of no.71 & 69 have unusually large window and the gap between no.69 and the proposed extension will have approximately 4 metre distance; therefore the impact to the adjoining no.69 should be minimal. In fact, many London properties rear windows have two or three storey closet wing rear extension on both sides. In this case, the proposed single storey rear extension is reasonable and acceptable.
- The new single sunken courtyard will be formed for new lower ground floor flat with direct access to its own outdoor amenity space. To reflect the comment from planner officer, the size of the sunken courtyard has been reduced significantly.
- A new recycle and refuse store will be constructed to house all the required bins. The proposed bin store will run along side with the access path to the rear communal garden. The new arrangement will avoid bins laying around at the front of the building. All the recycle and refuse bins will be brought forward by the management company of the property; onto the existing forecourt in the evening before the weekly collection; and then move back into the store during the week.



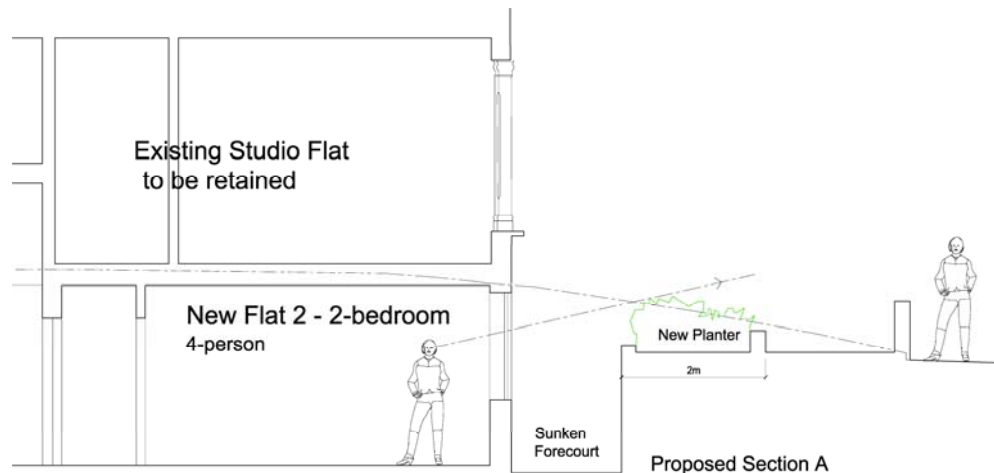
3.5 There is no change to the ground floor front studio flat and the internal layout of the first, second and third floors. Six of the existing self-contained flats are to be retained.

3.6 **New Flat 1; 2-bed / 3-person flat, Area = 66.7 sq m; Rear section of Ground Floor**

- By adding a new 3m deep single storey extension and merging the two existing studio flats, a new 2-bed / 3-person flat which comply with the London Plan will be formed.
- A small private terrace, approx area 6.5 sq m, will be created with direct access from both bedroom and open plan living/dining room; and with side gate to access to the communal garden as well.

3.7 **New Flat 2; 2-bed / 4-person flat, area = 115 sq m; Extended Lower Ground Floor**

- Extended from the existing basement to the footprint of the front facade and to the new rear extension.
- The design of the new bay windows is to match the existing style and character of the building.
- Outlook and Protection of Privacy – As the new flat is approx 1.2m below the public road, the protection of the privacy to the future occupants are the main concern during the design process. By inserting a 2m deep planter with regular managed 1.2m height hedge, the design will avoid the passing by to infringe the privacy of the future occupants. In fact, many properties in London do not have such good arrangement.
- The flat will have direct access to the new sunken forecourt as its own external amenity space at the rear.



3.8 The area of new communal rear garden with locked gate will be approximately 150 sq m for all the new and existing occupants of the property.

3.9 **Lifetime Homes Standard for the proposed new flats and existing communal access area**

1. Car Parking – This is a car-free development, no parking will be provided.
2. Access from Car Parking – N/A.
3. **Approach to main entrance** – The top and bottom level landings are not less than 1.2 metres. The width of existing communal path is 1500mm.
4. **Main Entrance**
 - a) Low-level lighting will be provided for the entrance and approach; in addition, there is a street light nearby the building.
 - b) Have level access over the threshold
 - c) Have effective clear opening widths (not less than 800mm) and more than 300mm nibs.
 - d) Weather protection – new frameless glass canopy over the new main entrance
 - e) Have a level external landing – not less than 1200mm.
5. **New Communal Stairs to the new lower ground floor**
 - a) Uniform rise not exceeding 170mm.
 - b) Uniform going not less than 250mm.
 - c) Handrails that extend 300mm beyond the top and bottom.
 - d) Handrails height 900mm from each nosing.
 - e) Step nosings distinguishable through contrasting brightness.
 - f) Risers which are not open.
6. **Internal Doorways and Hallways for the proposed flats** – All doors and corridors, both in the public area and within each proposed flat, are designed to comply with the standard.

Doorway widths within dwellings

Internal dwelling doors should be in accordance with the table below:

Internal dwelling doors	
Direction and width of approach	Minimum clear opening width (mm)
Straight-on (without a turn or oblique approach)	750
At right angles to a hallway / landing at least 1200mm wide	750
At right angles to a corridor / landing at least 1050mm wide	775
At right angles to a corridor / landing less than 1050mm wide (min. width 900mm)	900

These clear width requirements apply to any doorway where movement through the doorway is intended. They do not apply to storage/cupboard doors unless the storage/cupboard is 'walk in'.

New Communal doors

Communal doors should be in accordance with the table below:

Communal doors	
Direction and width of approach	Minimum clear opening width (mm)
Straight-on (without a turn or oblique approach)	800
At right angles to a corridor / landing at least 1500mm wide	800
At right angles to a corridor / landing at least 1200mm wide	825

Provision of nibs

All communal doorways should have a 300mm nib (or clear space in the same plane as the wall in which the door is situated) to the leading edge of the door, on the pull side.

7. Circulation Space

The minimum basic circulation spaces required, as detailed below, are not intended to match the equivalent space requirements within dwellings to wheelchair housing, or wheelchair adaptable standards.

WC compartments and bathrooms

Functional spaces requirements for WC compartments and bathrooms are detailed in Criteria 10 and 14.

Hallways and landings within dwellings

Circulation widths and spaces for hallways and landings within dwellings are detailed in Criterion 6.

Living rooms/areas and dining rooms/areas

Living rooms/areas and dining rooms/areas should be capable of having either a clear turning circle of 1500mm diameter, or a turning ellipse of 1700mm x 1400mm. Where dwelling layout plans include furniture layouts, occasional items of furniture (typically coffee tables & side tables) can be within or overlap these turning zones.

Where movement between furniture is necessary for essential circulation (e.g. to approach other rooms, or the window) a clear width of 750mm between items should be possible.

Kitchens

Kitchens should have a clear width of 1200mm between kitchen unit fronts / appliance fronts and any fixed obstruction opposite (such as other kitchen fittings or walls). This clear 1200mm should be maintained for the entire run of the unit, worktop and/or appliance. An additional good practice recommendation in respect of kitchen planning and layout is given below.

Bedrooms

The main bedroom in a dwelling should be capable of having a clear space, 750mm wide to both sides and the foot of a standard sized double bed. Other bedrooms should be capable of having a clear space, 750mm wide, to one side of the bed. In addition, in these bedrooms, where it is necessary to pass the foot of the bed (e.g. to approach the window as required by Criterion 15), a clear width of 750mm should also be provided at the foot of the bed.

8. Entrance level living space – All proposed flats have a living room at the entrance level.
9. Entrance level Bedspace – All proposed flats have entrance level bedspace.
10. Entrance Level WC & Shower Drainage – All bathroom of each flats have been designed to comply with the below:-

A WC with:

- A centre line between 400mm – 500mm from an adjacent wall.
- A flush control located between the centre-line of the WC and the side of the cistern furthest away from the adjacent wall.
- An approach zone extending at least 350mm from the WC's centre-line towards the adjacent wall, and at least 1000mm from the WC's centre-line on the other side. This zone should extend forward from the front rim of the WC by at least 1100mm. The zone should also extend back at least 500mm from the front rim of the WC for a width of 1000mm from the WC's centre-line.
- A basin which may be located either on the adjacent wall, or adjacent to the cistern, should not project into this approach zone by more than 200mm.

A basin with:

A clear frontal approach zone extending back for a distance of 1100mm from any obstruction under the basin – whether that be a pedestal, trap, duct or housing. This zone will normally overlap with the WC's approach zone as detailed.

Floor drainage for an accessible floor level shower with:

A floor construction that provides either shallow falls to the floor drainage, or (where the drainage is initially capped for use later following installation of a shower) that allows simple and easy installation of a laid-to-fall floor surface in the future.

Whether provided from the outset, or by subsequent adaptation, fall gradients in the floor should be the minimum required for efficient drainage of the floor area. Crossfalls should be minimised.

The floor drain should be located as far away from the doorway as practicable.

11. Bathroom and WC Walls – All walls in all bathrooms and WCs will be capable of taking adaptations such as handrails. Wall reinforcements will be (where required) located between 300mm and 1500mm from the floor.

12. Stairs and potential through-floor lift in dwelling – N.A.
13. Potential for future fitting of hoists and bedroom/bathroom relationship – All flats have been designed to allow a reasonable and simple route for a potential hoist from a main bedroom to the bathroom.
14. Bathroom Layout – All bathrooms have been designed to incorporate ease of access to the bath, WC and wash basin.
 - A WC with:**
 - As stated in criterion 10
 - A basin with:**
 - As stated in criterion 10
 - A bath with:**
 - There should be a clear zone alongside the bath, at least 1100mm long and 700mm wide. This zone will normally overlap with the approach zone to the WC and/or the approach zone to the basin
 - Where a bath is provided with capped drainage for an accessible floor level shower beneath it, potential for a clear 1500mm diameter circular
15. Glazing and window handle heights – Windows in the principal living space, 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.
16. Location of service controls – Switches, sockets, ventilation and service controls will be installed to comply with the latest building regulations, at a height usable by all (between 450mm and 1200mm from the floor), and at least 300mm away from any internal room corner.

3.10 London Plan Density Matrix

Refer to the London Plan Density Matrix and according to the local UDP, this is a Central setting site with very dense development; and according to the Public Transport Accessibility Level; this site is at the **level 4**. Therefore the site will fall into **200-700 hr/ha** at Central setting.

The total site area is 419.5 sq m / 0.04195 ha. For 200-700 hr/ha, the site should be at **8.39 – 29.365hr for 0.04195 ha**.

The total of the habitable rooms on site is **16** (existing 2 x studios – 2 x 1 = **2**, existing 4 x 1-bed – 4 x 2 = **8**, new 2 x 2-bed – 2 x 3 = **6**).

The average hr/unit is 1.77 (16hr / 9 units). Therefore, it will fall into the nearest 2.7-3.0 hr/unit and the result is the site should be limited between 70-260 u/ha (at 4 to 6 PTAL), and it means that it should be in between **2.9 to 10.9 units for 0.04195 ha**.

The current proposed scheme is to provide **8 units** with mixed of studios, 1-bed, and 2-bed units. Therefore, the proposed scheme is well position into both London Plan - space standards and London Plan – Appropriate Density requirements.

4 Conclusion

The existing property has 8 self-contained flats, comprising 4 studios and 4 x 1-bed flats. The proposal has no increase to the existing density of 8 units. The two new 2-bed self-contained flats will improve the mix of units to address the Policy DP5 (housing). Although it won't achieve the aim of the policy 40% of development to consist of 2-bed units, the proposed scheme will improve the property from 0% to 25%. In fact, the proposed scheme is only focus on the ground and lower ground floor level. The rest of the property is remained as existing.

The proposed scheme demonstrates a high quality design and sensitive response to its well-developed residential surroundings. The proposed front facade has minimum changes. The changing of rear facade will certainly provide an improvement of the existing unattractive rear setting. The two new 2-bed self-contained residential units will make a positive contribution to the need for new housing in the area.

Internally, the layout of each flat is designed to maximise the use of space, natural ventilation and daylight. The proposal has been carefully developed to maintain the privacy of existing local residents while providing usable space for the new occupants.

The proposed extensions will blend with its surroundings and will not have a significant adverse effect on the amenities of neighbouring occupiers. The design of scheme meets both London Plan and council policies.