



Design & Access Statement

195 Fordwych Road, London,
NW2 3NH

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1.0 INTRODUCTION

This statement is in support of the Planning Application for 195 Fordwych Road, London, NW2 3NH.

The proposal is for the redevelopment of an existing two storey brick built semi detached building, which is currently arranged as a single family dwelling. The current building is in need of modernisation, which has been started in the previously consented application 2016/4267/P. The new proposal follows Certificate of Lawfulness Applications to convert the main roof to a gable, erect a dormer window to the rear and install 2no. openable rooflights to the front elevation of the roof. This application is for a single-storey extension to the rear and a full refurbishment of the building fabric. It is also intended to create four self contained apartments one bed and two bed flats.

2.0 EXISTING SITE

The site is located close to the junction with Rondou Road and is bounded to the immediate east by the Thameslink main railway line. The area predominantly consists of traditional detached residential buildings of 2 storeys in height with pitched roofs. There is a small front paved garden area set off from the road on which there is on-street parking under a Controlled Parking Zone CA-Q. The nearest bus stop is on Cricklewood Broadway (Skardu Road Stop BL), approx. 0.1 miles, with services towards Cricklewood, Edgware and Brent Cross. The nearest London Underground station is Kilburn, approx. 0.6 miles. The existing building is of traditional brick construction painted terracotta with a pitched tiled roof and is currently arranged as a large single dwelling. There is a narrow passageway to the left hand side of the property which leads to the rear garden. The dwelling forms part of a row of semi-detached properties of similar size and architecture.

The building is not in or near a conservation area and is also not listed.



Aerial view of 195 Fordwych Road

3.0 SITE PHOTOGRAPHS



Street view of 195 Fordwych Road (left) and 193 (right)



View of 195 Fordwych Road and neighbouring properties

4.0 PROPOSAL

The proposed development comprises of a significant upgrade internally and a conversion of the property, providing additional residential units. It proposes a single-storey extension at Ground Floor to the rear of the property as well as an additional dormer window to the rear outrigger which adjoins the recently completed dormer to the main roof. The internal staircase is to be extended at first floor to suit the new layout and provide access to the second floor. The existing single glazed windows are to be replaced with modern slim-line double glazed timber sash units. The scheme seeks to intensify the use of the building, providing generously planned, high quality accommodation.

Residential Mix

The proposal provides:

Ground Floor: 1 x 1 bed 1 person apartment at the front of the property with access to a terrace to the side
 1 x 2 bed 4 person apartment at the rear of the property with access to, and sole use of,
 the rear garden

First Floor: 1 x 2 bed 3 person apartment to the rear of the property

First / Second Floor: 1 x 1 bed 2 person unit at Second Floor with access and internal staircase at First Floor level

These are all sized to suit the Camden property market and provide good opportunities for younger first time buyers as well as families. The proposed units exceed minimum space standards, including to Mayor of London Housing SPG guidelines, and maximise the amenity space available within the existing context. Private amenity space has been provided for the ground floor unit.

Architecture

The building has recently been extended, as consented in applications:
2016/1872/P Certificate of Lawfulness for roof extension work

The proposed doors to the rear ground floor extension will be high quality, double glazed units. Existing timber and PVC framed single-glazed windows of sub-standard condition will be replaced with new high quality double glazed timber sash and casement windows as appropriate. The position and size of windows onto the blank wall adjacent to the passageway have been altered to suit the new layout and any new side-facing windows will be obscure glazed and fixed below 1700mm above the FFL.

5.0 ACCESS

The main entrance to 195 Fordwych Road will remain as existing to provide access to ground floor units and to all the upper floor units. Secure cycle storage will be available on the ground floor at the front of the property located in the front paved area. Provision has been made for one bicycle per 1 bed unit and 2 per 2 bed units in accordance with to Mayor of London Housing SPG standards. Communal refuse storage will be located in the front paved area. Space is provided for waste separation for recycling.

With regard to Part M4(2) of the building regulations, all newly constructed elements of the proposals seek to meet the regulations. With the converted elements of the building, the proposals seek to meet the regulations as far as is reasonably practicable given the nature of the existing building. The table below sets out elements of the proposal in relation to the regulations:

Part M4(2) Standard	Description of Proposed
Approach to the dwelling	Communal approach is at least 1200mm from the street to the entrance door. The existing gate will be replaced within the existing opening which is approx. 850mm clear. with a 300mm clear nib to the leading edge.
External and internal ramps forming part of an approach route	The gradient of the access from the street to the front door is between 1:20 and 1:12.
External steps forming part of an additional route	Stepped access will remain as existing to the ground floor communal entrance. The step has a single riser of approx. 150mm. A ramp could be placed on the ground floor for the use of wheelchair access.
Car Parking and drop-off	There is currently no off-street parking provided with the property. The proposed scheme does not seek to create off-street parking as it is not feasible.
Communal entrances	The existing entrance is to be retained as existing with the following alterations. The main entrance is covered by a porch roof and will be illuminated. The door width is in compliance and will remain as existing. A stepped access over the threshold will remain as existing as it is not feasible to make amendments.
Communal Lifts and Stairs	The existing communal stair is accessed from the ground floor. Due to existing floor to floor levels within the property the existing staircase from Ground to first floor achieves a riser height of 185mm and a going of 225mm. The provision of a lift has not been met due to the existing nature of the house and space restrictions. It is not feasible to offer wheelchair access to the upper floors of the property.
Private Entrances	On all apartment entrances there is a level threshold proposed with a clear width of 850mm and a clear nib of 300mm to the leading edge. Due to the existing layout it is not feasible to achieve a 1200mm x 1200mm landing in all instances. All new external doors to the ground floor rear extension comply with the requirements.
Circulation areas and internal doorways	A clear width of 900mm is achieved at every hall or landing within each of the apartments. Every door has a clear opening width in accordance with the regulations. 3 of the apartments are on a single storey. The top floor flat is split across 2 levels by a staircase which meets the min. width of 850mm.
Habitable rooms	Step free access is to be provided between living spaces, a WC and the principal private entrance on apartments on ground Floor. On the first and second floors, it is not feasible to achieve this due to the nature of the existing building. All bedrooms provide a 750mm clear route from the doorway to the window and around beds.
Sanitary facilities	All new walls to WCs will be designed to be strong enough to support grab rails. 2 of the 4 units will have WCs at entrance level. It is not feasible to achieve on the other 2 apartments.
Services and controls	All electrical outlets, door and window handles and other items will be positioned in accordance with the regulations.

6.0 SUSTAINABILITY

The building will be refurbished to meet the current standards required under part L of the Building Regulations. Please refer to the Sustainability Report enclosed with the application. The apartments have been designed in accordance with current best practice and our experience in low energy and low environmental impact design. Particular care has been taken in the following areas:

- **Natural Lighting**
The spaces have been designed for excellent natural day lighting through large windows and rooflights, minimising the use of artificial lighting. Energy efficient light sources will be used where possible.
- **Thermal Performance**
All existing and proposed windows will be double glazed to increase thermal performance and noise control with consideration given to the proximity to the adjacent railway line to the rear.
- **Materials**
Materials will be specified with consideration of the following criteria (in accordance with the BRE Green Guide to Specification)
 - Toxic Pollutants arising from manufacturing and combustion;
 - Primary Energy used in extraction, production and transport;
 - Emissions of Carbon dioxide, volatile organic compounds, nitrous oxides, and sulphur dioxide associated with manufacture;
 - Use of mineral reserves, water or fossil fuels;
 - Depletion of reserves of raw materials;
 - Generation of wastes;
 - Issues associated with recycling – it is intended to use a number of recycled materials in the finished product, and aim to allow some of the building products used in the construction of the building to be capable of being recycled;
 - Timber products used will have FSC certification.