

**PLANNING APPLICATION SUPPORTING STATEMENT
AND DESIGN AND ACCESS STATEMENT**

42 FORDWYCH ROAD, LONDON. NW2 3TG



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DESIGN AND ACCESS STATEMENT

This Design and Access Statement has been prepared in accordance with Planning Circular 01/06 and Cade Guidance 'Design and Access Statements: How to read, write and use them'.

Background

The site comprises of a large semi detached three storey period building located on Fordwych Road situated within the London Borough of Camden.

The site is not listed or located within a conservation area.

The subject site is currently arranged as four self contained flats

This application relates to flats 1,2 and 3.

Flat 1 is currently the subject of a recent planning application ref: 2017/2410/P

Flat 4 is currently the subject of a recent planning application ref: 2017/2411/P

The application that accompanies this Design and Access Statement aims to improve the existing building and ensure that it makes a positive and improved impact on the character of the local area.

Introduction

This application aims to change the use of the property from four self contained flats to three self contained flats, additionally we propose extensions at ground and first floor levels.

ASSESSMENT

Context

Physical

The site is comprised of a large, unmodernised semi detached dwelling house, located on Fordwych Road.

The building is arranged as four self contained flats located over three floors of residential accommodation:

Ground floor: flat 1, 2 bedroom unit of 81m²

First Floor: flat 2, 1 bedroom unit of 43 m² and Flat 3, studio unit of 27 m²

Second Floor; flat 4, 1 bedroom unit of 43 m²

It should be noted that this application relates only to Fats 1,2 and 3.

Planning History

A search of the Local Planning Authority records revealed the following planning history:

<u>2017/2411/P</u>	42 Fordwych Road London NW2 3TG	Loft conversion with rear & side dormers	REGISTERED	12-05- 2017
<u>2017/2410/P</u>	42 Fordwych Road London NW2 3TG	Erection of rear and side ground floor extension	REGISTERED	11-05- 2017

Economic and Social

The site is located within a residential area. There are no direct economic or social issues arising as a result of this proposal. Fordwych Road is located within walking distance to the local services and facilities provided within the town centre of Kilburn and West Hampstead. The site is well connected by public transport with buses serving the town centre and a main line train station situated within walking distance.

Economically, these conversion and refurbishment works will potentially increase its value and the proposed changes and improvements to the property will ensure that it is suitable for the current and future housing market.

Policy

Policies from the London Borough of Camden's UDP adopted June 2006, SPG's and Regional Policy (The London Plan) regarding conversion of dwellings have been considered in the development of the proposals for 42 Fordwych Road.

Key policies are listed below:

SD4 - Density of development

The Council will grant planning permission for development that makes full use of the potential of a site and will not grant planning permission for development that makes inefficient use of land. In assessing density, the Council will consider:

- a) the character, scale, amenity and density of the surrounding area;
- b) the nature of the site;
- c) the quality of the design;
- d) the type of development being provided;
- e) the availability of local facilities, services and open space;
- f) accessibility by public transport; and
- g) the potential impact on the local transport network.

High density development will be expected at locations in the Central London Area, Town Centres and other locations well served by public transport

2.2 Providing housing is one of the most important issues facing the Borough. The demand for housing in Camden exceeds supply, and a shortage of land, a growing population and high prices all contribute to housing pressures. Therefore, housing is the priority land use of the UDP.

H3 - Protecting existing housing

The Council will resist proposals that lead to a net loss of residential floorspace, except if the loss is to provide small-scale health care facilities that are needed locally and cannot be provided on an alternative site. The Council will seek, so far as practicable and reasonable, to protect land considered suitable for housing.

In proposals for redevelopment or re-use of residential institutions (within Use Class C2) for a different use, the Council will expect the retention or replacement of existing residential floorspace.

The Council will not grant planning permission for a development that would involve the net loss of two or more residential units unless:

- a) it creates large affordable housing units; or
- b) it creates large housing units in a part of the Borough with a relatively low proportion of large dwellings; or
- c) any loss is necessary to bring sub-standard units up to an acceptable standard.

Response: the proposals contained within this application are for the extension of two flats and the amalgamation of flats 2 and 3 to form a larger self contained flat. These two units are of particularly poor quality and poorly arranged. They are below current floor area requirements.

In conclusion the loss of one poor quality residential unit combined with the reinstatement of one high quality unit of residential accommodation is within the policies contained within the adopted London Borough of Camden's UDP.

INVOLVEMENT

The proposed scheme will have minimal impacts beyond the site's boundaries and for this reason community involvement has been kept to a minimum. It is not proposed to alter the use or the external appearance of the frontage of the property as this dwelling has an important role within the street scene.

EVALUATION

Opportunities and strengths

An opportunity to improve external appearance of the building and relate it to the wider surroundings.

An opportunity to improve the use and arrangement of the building and relate it to the wider surroundings.

Maximise the use of the building and amount of internal space available for use by occupants.

Provide an increased level of amenity for future occupants.

The removal of poor quality accommodation and the provision of high quality accommodation.

The area has a strong character and comprehensive guidance exists to restrict inappropriate forms of development.

DESIGN

Our application includes the addition of a ground floor extension and a first floor extension.

The ground floor extension will provide additional floor area which will form a three bedroom high quality unit of family accommodation. The proposed extension includes a 1.8m addition to the width of the rear outrigger and a rear addition which protrudes 1.5m beyond the rear elevation of the neighbouring building.

The first floor extension proposes a rear addition to the rear outrigger. The depth of the proposed extension is constrained by a 45 degree line drawn from the centre of the adjacent habitable window at first floor level to 44 Fordwych Road. It should be noted that there is an existing chimney stack which will further shield the proposed extension.

Within this application we seek to make improvements to the thermal insulation and sound proofing to the proposed units. Our proposals will provide a level of thermal and sound resistance in excess of current building control requirements.

Use

The property is currently in residential use class and this application proposes no changes to the use of the property.

Amount Scale

The proposal seeks to increase the scale of the building with modest extensions proposed at ground and first floor levels.

We propose an amendment to the amount of units from four to three. The proposed units feature floor areas of :

Ground floor: flat 1, three bedrooms 107 m2

First Floor flat 2, three bedrooms 80 m2

Second Floor flat 4, 1 bedroom 43 m2 (this flat does not form part of this application)

Layout

The proposal will result in changes to the internal layout of the property. The proposed units (1 and 2) will form three bedroom family units with floor areas compliant to Regional and Local Policy. The proposed units will be sustainable and feature a high level of residential amenity.

Landscaping

There are no plans to change the current landscaping arrangements contained within this application.

Access

As outlined earlier in this report, the site is located within in close proximity to the local services and facilities.

The site features a Ptal level of 4.

Lifetime Home Standards

Car Parking

1. Where car parking is adjacent to the home, it should be capable of enlargement to attain 3.3m width.

The subject site has no car parking facilities

Access from Car Parking

2. The distance from the car parking space to the home should be kept to a minimum and should be level or gently sloping.

The subject site has no car parking facilities

Approach

3. The approach to all entrances should be level or gently sloping.

The subject site has a floor level approximately 150mm above ground level to the front elevation. Although not within our current proposals it is possible to provide a level platform area adjacent to the front entrance door and provide a ramped access at 1:15 gradient should this be required at a later stage.

External Entrances

4. All entrances should be illuminated, have level access over the threshold and have a covered main entrance.

The subject site has an existing period front door and frame and it would be possible to remove the threshold at a later date if required

Communal Stairs

5. Communal stairs should provide easy access and, where homes are reached by a lift, it should be fully accessible.

The communal staircases are existing.

Doorways & Hallways

6. The width of internal doorways and hallways should conform to Part M, except that when the approach is not head on and the hallway width is 900mm, the clear opening width should be 900mm rather than 800mm. There should be 300mm nib or wall space to the side of the leading edge of the doors on entrance level.

Door ways within the proposed scheme will meet the required widths.

Wheelchair Accessibility

7. There should be space for turning a wheelchair in dining areas and living rooms and adequate circulation space for wheelchairs elsewhere.

The existing building provides wheelchair turning and access as required.

Living Room

8. The living room should be at entrance level.

The existing living room is at entrance level.

Two or more storey requirements

9. In houses of two or more storeys, there should be space on the entrance level that could be used as a convenient bed space.

Each proposed unit is of one storey..

WC

10. In houses with three bedrooms or more there should be a wheelchair accessible toilet at entrance level with drainage provision enabling a shower to be fitted in the future. In houses with two bedrooms the downstairs toilet should conform at least to Part M.

The subject dwelling is located on a sloping site and as such has a split level arrangement at the entrance floor level. The rear most section of the dwelling is accessed by four steps declining, it is therefore not feasible to provide a wheelchair accessible WC at ground floor level. However handrails could be located on the stairs to enable a disabled person to access the WC.

Bathroom & WC Walls

11. Walls in the bathroom and WC should be capable of taking adaptations such as handrails.

Bathroom and WC walls are capable of receiving handrails.

Lift Capability

12. The design should incorporate provision for a future stair lift and a suitably identified space for a through the floor lift from the ground floor to the first floor, for example to a bedroom next to the bathroom.

The existing staircases are capable of accepting stair lifts

Main Bedroom

13. The design and specification should provide a reasonable route for a potential hoist from a main bedroom to the bathroom.

This requirement can be achieved.

Bathroom Layout

14. The bathroom should be designed for ease of access to the bath, WC & wash basin.

Although not detailed within this application bathroom designs can be arranged to provide reasonable access.

Window Specification

15. Living room window glazing should begin no higher than 800mm from the floor level and windows should be easy to open/operate.

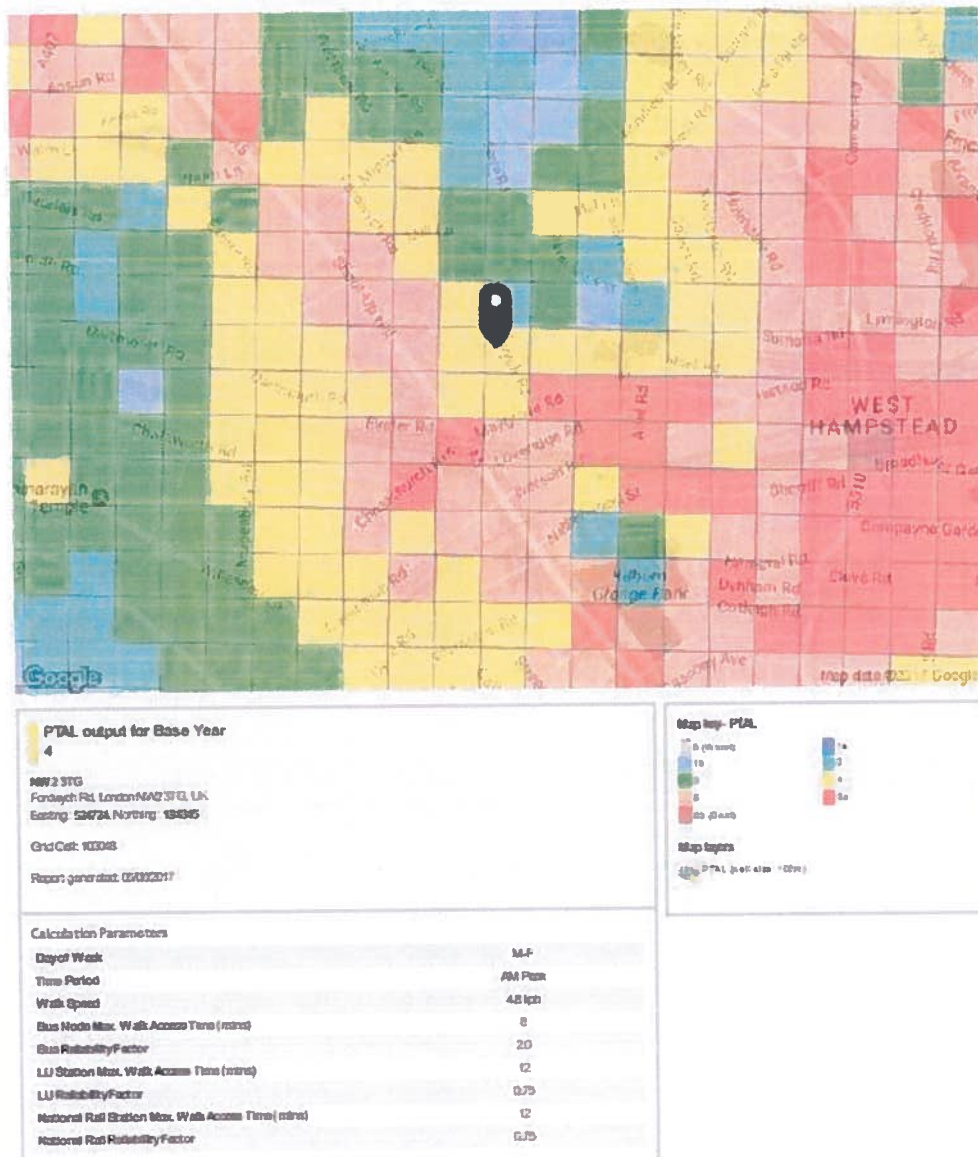
The existing windows comply with the above requirement.

Fixtures & Fittings

16. Switches, sockets, ventilation and service controls should be at a height usable by all (i.e. between 450 and 1200mm from the floor).

As part of the proposed change of use works the property is to be fully rewired to the current regulations which will ensure the above requirements are met.

Ptal assessment



Calculation data

Mode	Stop	Route	Distance (metres)	Frequency (vph)	Walk Time (mins)	SWT (mins)	DT (mins)	EDF	Weight	A
Bus	MILLARAVEGWAYST	C11	805.07	7.5	7.98	0	13.94	2.15	0.3	1.00
Bus	ST CUTHBERTS ROAD	10	376.7	9	4.71	5.33	10.04	2.99	1	2.99
Bus	ST CUTHBERTS ROAD	32	376.7	7.5	4.71	6	10.71	2.8	0.5	1.4
Bus	ST CUTHBERTS ROAD	316	376.7	7.5	4.71	6	10.71	2.8	0.5	1.4
Bus	ST CUTHBERTS ROAD	332	376.7	6	4.71	7	11.71	2.99	0.5	1.29
Bus	ST CUTHBERTS ROAD	189	376.7	7.5	4.71	6	10.71	2.8	0.5	1.4
U.L.	Milum	"Stratford-Wembley-Pa"	353.73	3.67	4.42	8.92	13.35	2.25	0.5	1.12
U.L.	Milum	"Wilkinson Green-Strat"	353.73	4.33	4.42	7.88	12.1	2.45	0.5	1.24
U.L.	Milum	"Stratford-Stratford"	353.73	17.03	4.42	2.45	8.97	4.37	1	4.37
Rail	Brondesbury	"CLP-MAD-STFD 2.50"	534.14	3.67	0.89	8.92	13.0	1.92	1	1.92
Rail	Brondesbury	"STFD-CLP-MAD 2.2/11"	534.14	3.67	0.89	8.92	13.0	1.92	0.5	0.96
Total Grid Cell At									13.18	

PHOTOGRAPHS OF THE SITE



Front Elevation



Rear Elevation