

TDW 161115

07 August 2017

**DESIGN AND ACCESS STATEMENT TO ACCOMPANY THE PLANNING
APPLICATION FOR AN ADDITIONAL RESIDENTIAL UNIT AT THE REAR OF
48 SHOOT-UP HILL, LONDON NW2 3QB**



Views towards rear elevation of 48 Shoot-Up Hill

1.00 Site Analysis

The site is located on Shoot-Up Hill a short walk from Kilburn Tube Station in West London. It is approximately 492 sqm in area and contains an existing 4 storey (including basement) semi-detached period property. The property is not listed and is not located within a Conservation Area.

The site is located in a predominantly residential area and attached is a matching semi-detached villa style property of similar but not identical appearance. Adjoining to the north west of the site is 1-39 Fondwych Court, an existing large 5 storey residential development.

On the opposite side of Shoot-Up Hill is Windmill Court, a 16 storey development constructed in 1965.

To the rear of the property is adjoining rear gardens of properties on Fordwych Road.

2.00 Existing Buildings

The existing property has been divided into 7 self-contained residential units placed over three floors including units in the large roof space. One of the current ground floor units benefits from additional storage space within the basement level.

The property is in a general poor state of repair and is in need of major refurbishment and unfortunately a decision had been made in the past to render over the stock brickwork to the front and main side elevations.

3.00 Planning Applications

Planning permission ref 2016/1089/P was granted on the 7th September 2016 for "*Excavation of basement with front and rear lightwells; alteration of the residential mix to comprise 4x1-bed and 3x2-bed units and associated works.*" Work has recently commenced on the approved scheme which involves retaining and modernising of the existing property and dividing it into 7 residential units with the new accommodation up to (or very close to) the space standards of the current London Plan.

Planning permission ref 2017/3856/P has been applied for in relation to Flat 5 48 Shoot-Up Hill for "*The erection of a rear dormer roof extension associated with the use as residential flat (Class C3).*" This application is currently pending a decision

4.00 Description of proposed works

The proposal involves the provision of 1 new residential unit with the new accommodation meeting the space standards of the current London Plan. This new unit is to be situated above the existing two storey back addition by raising the roof level and external walls in materials to match the existing. New windows would match the style and configuration of those recently approved for the remainder of the building

The proposal includes the reconfiguration of a rear dormer window serving flat 5 which has also been applied for in a different form in isolation

5.00 Planning Statement

The provision of much-needed additional housing is a priority of the London Plan and LBC's Core Strategy – which states that the Council will aim to make full use of Camden's capacity for housing.

The proposal would provide 1 additional self-contained unit, making a valuable contribution towards achieving the additional self-contained homes required each year in Camden in compliance with paragraph 6.9 of the Core Strategy.

The site is in a location where new housing would not conflict with commercial activities. The provision of new housing would actively complement the existing residential character and function of this area.

6.00 Housing Mix and Unit Sizes

The proposed residential units conform to table 3.3 of the London Plan which requires at least 50sqm of gross internal floor area (GIA) for a 1 bedroom 2 person flat, 61sqm for a 2 bedroom 3 person flat.

Schedule of Accommodation as follows:

Unit 1 - 2 bed 3p flat - 65 sqm
Unit 2 - 1 bed 2p flat - 48 sqm
Unit 3 - 2 bed 3p flat - 58 sqm
Unit 4 - 1 bed 2p flat - 49 sqm
Unit 5 - 2 bed 3p flat - 57 sqm
Unit 6 - 1 bed 2p flat - 47 sqm
Unit 7 - 1 bed 2p flat - 48 sqm
Unit 8 - 1 bed 2p flat - 51 sqm (Proposed New Additional Unit)
+external amenity space

7.00 Transport and Servicing

The site is within an area with good public transport links including bus, tube and overground train. There are no parking spaces proposed on site. The property has a good PTAL rating and as such the development must be car-free. Cycle provision is to be provided at a minimum of 1 space per unit as part of the approved scheme which currently allows for 10 secure and covered cycle spaces. An additional cycle space can easily be accommodated within the approved cycle parking in the front garden, which is subject to condition that details be provided and approved in writing by the Council prior to occupation of the approved scheme, and therefore it is proposed that any additional provision can be dealt with as part of that application which will be submitted shortly.

8.00 Access Arrangements – Lifetime Homes (Where possible due to existing property)

A refurbished communal entrance is proposed to this residential development (level wheelchair accessible) accessed from the front of the building leading to, the already approved, two ground floor flats designed to current Building Regulation standards. The proposed additional flat would be located at second floor level with access via the existing communal staircase and as such level access will not be achievable. The proposed development aims to achieve improved accessibility in its design, and has been designed with reference to 'Designing for Accessibility', published by the Centre for Accessible Environments and British Standard 8300, as well as meeting the legal requirements set out in Part M of the Building Regulations.

Lifetime Homes 16 point assessment as follows:

- 1 Parking – No on-site parking available
- 2 N/A.
- 3 Approach to all entrances – level & gently sloping (ramped access 1:12 to 1:20).
- 4 Level access with clear 800mm opening widths
- 5 Communal stair – all as part M of the current Building Regulations.
- 6 Internal doorways & hallways to min dimensions all as spec for criterion (6).
- 7 Circulation space to min dims all as spec for criterion (7).
- 8 Entrance level living space provided.
- 9 Entrance level bed space.
- 10 Entrance level wc and shower drainage.
- 11 WC and bathroom walls will be capable of firm fixing/grab rails.
- 12 N/A.
- 13 Potential for future hoists to bed/bath will be possible.
- 14 Bathrooms – accessible can be provided.
- 15 Glazing and window handle heights to be set for seated position.
- 16 Location of surface controls in band 450mm to 1200mm above finished floor levels & 300mm away from internal corners.