

DESIGN/ACCESS STATEMENT

PROPOSED roof alteration of existing residential premises

at

142 Fortess Road, London NW5 2HR

for

Bromley Park Garden Estates Ltd

Prepared by

**Avalon Built Environment Ltd
Chartered Building Surveyors
Parndon Mill
Parndon Mill Lane
Harlow
Essex CM20 2HP**

Use

The proposed development retains the existing use of the site as residential.

Amount

The proposed development comprises the extension at third floor level in line with adjoining developments by alteration of the existing dormers at roof level in accordance with the LPA's minimum requirements for an exclusion of 500mm from eaves, ridge and verge. The conversion and extension of properties along the terrace and across the road have been approved and completed historically and this is of equivalent amount.

Layout

The proposed development will not negatively affect any public or private footpaths or amenity spaces as it is wholly private in nature, other than front facing roof lights on the front pitched roof slope.

Scale

The designed scale of the development has been set in line with adjoining developments including the neighbouring 124, 118, 116, 116a & 124. The increase in scale of development being only visible from the rear as front facing elements are in line with the existing building's bulk and mass.

Landscaping

No public landscaping is to take place as part of the development.

Appearance

The proposed development is located behind a Victorian terrace and as such is not visible from any sides. The rear elevation design is to be in line with historic extensions and conversions at adjoining properties and across the road.

Access

The proposed measures do not cause an increased impact on the existing public and private transport arrangements within the area, being internal only in nature.

The existing access to the flat which cannot be altered consists of a corridor from the street door to a flight of stairs with around 14 rises to gain access to the first floor level flat entrance, before then turning up to the second floor by similar means. Consequently it is not possible or suitable to design for disabled access within this proposal, this has been considered when responding to lifetime homes standard sections as below.

Lifetime Homes Standard

The following is a breakdown of response to the relevant parts of the revised Lifetime Homes Standard (LTH) - Revised July 2010 version;

1. Parking provision – No allocated car parking
2. No defined parking provision for residential unit or access to dwelling from same
3. Approach to entrance is existing, entrance is on public highway.
4. Communal Entrance is existing, dwelling entrance will be 800mm wide but on second floor as shown.
5. Existing access to new unit is not wheelchair accessible, no alterations to existing communal stair.
6. Internal doorway and hallways comply with the minimum sizes.
7. Circulation space in the new unit complies with requirement 7.
8. Criterion 8 – Living space is fulfilled in the proposal.
9. Criterion 9 does not apply, as unit is not multi-storey.
10. Criterion 10 – Entrance level WC and shower is provided within the second floor unit but not the third.
11. Walls in bathroom of new unit comply with the requirements of criterion 11.
12. Criterion 12 is satisfied as dwelling is not multi-storey.
13. Structure of ceiling/separating floor is designed for full use, and as such will comply with the requirements of criterion 13.
14. Layout of bathroom in unit will comply with the requirements of criterion 14.
15. The requirements of criterion 15 are satisfied in the design of the unit.
16. Layout of all service points will comply with the requirements of criterion 16.

Ben Muir

Avalon Built Environment Ltd