

**Design Access Statement - Amendments to extant planning permission (Rev 01)**  
**Land adjoining 148 Fellows Road - 2018/0116/NEW**

**Drawing Substitutions**

Site Plan	Permitted design	Cook Associates	13023 115 P2
	Replacement drawing	Radford Group	FEL101 001 03
Elevations	Permitted design	Cook Associates	13023 222 P3
	Replacement	Radford Group	FEL101 200 04

**1.0 Introduction and Context**

- 1.1 This statement relates to amendments made to extant planning permission 2013/8275/P.
- 1.2 Radford Group have been retained by the Client/Applicant to complete the abortive works on the site to realise the works previously carried out to execute works for both the permission granted [2013/8275/P] and the previous 2007/2202/P permission. The site as built currently reflects a 'hybrid' of the two permissions.
- 1.3 This application seeks to make amendments to the external appearance of the landscaping scheme in order to enable the construction to comply with current Building Regulations.

**2.0 Alterations to the Extant Permission**

- 2.1 Pergola  
The pergola is removed from the 'House' terrace side extension to 148 Fellow Road gable end. This element was contrived and served little purpose.
- 2.2 Landscaping  
The previous landscaping scheme made no allowance for providing level access as required by Approved Document M through its use of spaced paving slabs set into a turf roof surface. Therefore the revised proposal provides level access from driveway to front door, and from the Pavilion structure at the north of the site to the driveway.
- Whilst the amount of green landscaping is reduced from the previous iteration of the scheme, the green area provided is commensurate with the original area of green space on the site prior to development (comparison of the original 2007 site plan drawing pre-development (AS Architects, drawing ref 1148 (PLA\_EXI) 100). The area of grass on the site then was 313m<sup>2</sup>). We have also introduced additional areas of planted beds to accommodate changes in levels and numerous lightwells in the scheme.
- 2.4 Green Roof/Blue Roof  
The requirements of the turfed green roof system must work in concert with a blue roof sustainable urban drainage system which is required to meet the 5l/s outflow rate required by Thames Water for new connections to the mains sewer.
- 2.5 Mechanical Plant  
In order to comply with the requirements of Approved Document L1, a sustainable method of providing heating and hot water is proposed through use of an Air Source Heat Pump system. The acoustic-rated enclosure for this new system is proposed in the North West corner of the site, in the most discreet location available.

2.6 Parking

The parking provision in the scheme is suitable for 1no car only as per the extant permission and reflects the requirement for access to all sides of a car as required.

2.7 Rear Extension to 'House'

The additional extension at Ground Floor to the House is omitted, as the doors opening directly onto the bottom of the flight of external steps up to the upper deck would not comply with Approved Document K of the Building Regulations.