



**Maisonette, Upper Floors**

**74 Fortune Green Road**

**London**

**NW6 1DS**

Infill of existing void at first and second floor level and sub-division of the existing maisonette to form 3no flats

**Design & Access Statement (inc Accessibility Statement, Sustainability Statement, Waste Storage & Collection & Planning Obligations)**

Prepared by Re (Regional Enterprise) Development Consultancy Services

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Name	Signature	Date
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## 1. Introduction

This document has been prepared by **Re** (Regional Enterprise) Development Consultancy Services to support a full planning application to the London Borough of Camden (LBC) to infill the existing void at first and second floor level together with the sub-division of the existing maisonette at 74 Fortune Green Road, London, NW6 1DS to form 3no flats. The following drawings support this application:

- Existing Cellar and Ground Floor, Dwg No. M-100 1
- Existing First Floor Second Floor Roof Plan, Dwg No. M-101 1
- Existing Third Floor and Roof Plan, Dwg No. M-102 1
- Existing Elevations, Dwg No. M-103 1
- Existing Section, Dwg No. M-104 1
- Proposed Cellar and Ground Floor, Dwg No. M-105 1
- Proposed First Floor Second Floor, Dwg No. M-106 1
- Proposed Third Floor Roof Plan, Dwg No. M-107 1
- Proposed Elevation, Dwg No. M-108 1
- Proposed Section, Dwg No. M-109 1

With regard to the LB Camden: Local Area Requirements (2018) document, this Statement has been produced to address the requirement for consideration of Accessibility, Sustainability, Waste Storage & Collection and Planning Obligations.

## 2. Site & Surroundings

The site constitutes the upper floors of a property within a parade of principally three-storey buildings which together form part of a designated Neighbourhood Centre. The ground floor features vacant commercial premises, with a maisonette above. The property is of red brick with contrasting window arch detail and vertical banding under an ornamental pediment. The property also benefits from a mansard roof extension – approved under grant of consent 2018/2812/P.

The surrounding area is urban in character, comprising the neighbourhood centre set around Fortune Green itself - directly opposite the application site - with dense Victorian terraces leading away to the west. Though the overall scale is relatively consistent, there is a marked variety in architectural detailing. The majority of dwellings above the various commercial parades have also already been sub-divided to form flats.

## 3. Relevant Planning History

<b>Reference:</b>	<b>2018/2812/P</b>
<b>Address:</b>	74 Fortune Green Road, London, NW6 1DS
<b>Application type:</b>	Full application
<b>Decision:</b>	Approved
<b>Decision date:</b>	20 September 2018
<b>Description:</b>	<b>Erection of a mansard roof extension with front and rear dormers to provide ancillary residential floor space (Class C3)</b>

#### 4. Proposal

The application proposes the sub-division of the existing three-storey maisonette to provide 3no flats being:

Flat	Required GIA	Actual GIA
1 (1-bed, 2-person, 1-storey)	50sqm	55sqm
2 (1-bed, 1-person, 1-storey)	37sqm	37sqm
3 (1-bed, 2-person, 2-storey)	58sqm	57sqm

In addition, the scheme proposes the infilling of an existing void at first and second floor level as an extension of the existing cantilevered arrangement to the rear of the property – maintaining the existing ‘external’ passageway at ground floor level.

#### 5. Relevant Policy

The relevant policy framework for this site incorporates:

Statutory Development Plan:

- The London Plan (FALP, 2015)
- The London Plan: Housing Standards (MALP, 2016)
- The London Plan: Parking Standards (MALP, 2016)
- London Borough of Camden Local Plan (2017)
- Fortune Green & West Hampstead Neighbourhood Plan (2015)

Other Material Considerations (including, but not limited to):

- National Planning Policy Framework (2018)
- National Planning Practice Guidance
- DCLG: Technical Housing Standards (2015)
- MoL: Housing (2016)
- MoL: Accessible London: Achieving an Inclusive Environment (2014)
- MoL: Sustainable Design and Construction (2014)
- MoL: Crossrail Funding (2016)
- Camden Planning Guidance: (Interim) Housing (2018)
- Camden Planning Guidance: Amenity (2018)
- Camden Planning Guidance 1: Design (updated 2018)
- Camden Planning Guidance 2: Housing (updated 2018)
- Camden Planning Guidance 3: Sustainability (updated 2018)
- Camden Planning Guidance 6: Amenity (updated 2018)
- Camden Planning Guidance 7: Transport (2011)
- Camden Planning Guidance 8: Planning Obligations (updated 2018)

There are no known Article 4 restrictions on the land that would impact the proposal.

Figure 1: Extract from Policies Map indicating application site



## 6. ACCESSIBILITY STATEMENT

With regard to the accompanying plans and the expectations of the relevant policy framework, this application relates to the sub-division of the upper floors of an existing three-storey late-Victorian mid-terrace property.

Notwithstanding that this application is for conversion rather than new build - although the property and location themselves are not Listed or subject to any other relevant designation, the tight grain and historic fabric of the building precludes the viable installation of a lift.

As such – with reference to Paragraph 3.152 pursuant to Policy H6 – the proposal could not reasonably be expected to provide for accommodation that would meet the requirements of Part M4(2) or M4(3) of the Building Regulations (2010 as amended). However, the development will be compliant with Part M4(1) as appropriate – and therefore subject to the governance of the Building Regulations therein.

Notwithstanding the above, with regard to Policy H6 and London Plan Policy 3.5, 'high quality accessible homes' also includes the provision of 'functionable, adaptable and accessible spaces' which meet the nationally described space standard.

With regard to Paragraph 3.144 pursuant to Policy H6, 'where dwellings will be created from conversions or changes of use, the Council will apply the nationally described space standard flexibly taking into account the constraints arising from conversion of existing buildings'.

It is acknowledged that Flat 3 represents a negligible 1sqm shortfall on the prescribed space standard. However, as set out above, the particular constraints of this site – the historic fabric of the building and corresponding limitations on the scale of the recent roof extension – have given rise to the proposed configuration of dwellings. Flat 3 continues to provide a large living area, double bedroom in excess of the minimum required GIA and operating width and opportunities for internal storage in excess of the prescribed 1.5sqm. As such, it is considered that these units would satisfy the objectives of this Policy.

## **7. SUSTAINABILITY STATEMENT**

This application proposes the formation of only 3no dwellings. As such, a BREEAM (domestic refurbishment) Assessment and Energy Statement have not been provided.

However, with regard to the relevant policies at Section 8 of the LB Camden: Local Plan (2017) and London Plan Policy 5.3, the following commitments are made – and may be subject to condition as necessary:

- The works to construct the new flats will be carried out in accordance with the London Plan energy hierarchy. The works will improve the thermal efficiency of the original part of the building and exceed 2013 Building Regulations.
- The new dwellings will achieve average water consumption targets of 105 litres per head per day. Details may be reserved by condition as necessary.
- The development will aim for at least 10% of the total value of materials used to be derived from recycled and reused sources.
- The sub-division will not increase flood risk
- The location of the development within a designated neighbourhood centre and with a PTAL rating of 4 will minimise the need to travel by car (the scheme is also brought forward as car-free in accordance with the expectations of Policy T2)

## **8. WASTE STORAGE & COLLECTION**

The proposal will continue to take advantage of the existing arrangements for the collection of waste – as set out in APPENDIX 1.

As properties in a constrained location and situated above shops, recycling collections take place from the street to the front on a daily basis. Waste collections similarly occur a minimum of once a week from the street to the front. Refuse and recycling awaiting collection can be situated within the forecourt of the premises as per the existing arrangement.

In between collections, waste will continue to be stored within the individual units. In that regard, the kitchens have been designed to incorporate storage capacity for separated refuse and recycling – as required by CPG: Housing and CPG: Design.



In accordance with Figure 13 pursuant to Section 10 of CPG: Design, this includes capacity for a 55L green reusable box, 7L food waste caddy, and 100L waste bin for non-recyclables (as per the projection for waste per household type set out in the table pursuant to Paragraph 10.11).

Details of the configuration of the kitchens and siting of waste collection point can be reserved by condition as deemed necessary.

## **9. PLANNING OBLIGATIONS**

This section is composed with reference to Policies D1, A2 and T2 of the Local Plan (2017) as well as CPG 8: Planning Obligations (2015, updated 2018).

As a result of its urban location, the development cannot accommodate on-site private amenity space. However, it is not within an identified area of open space deficiency (with regard to Map 2 pursuant to Policy A2) and is situated directly opposite Fortune Green. As such – and given the type and size of units proposed – it is considered that the proposal would be acceptable in that regard. The Applicant will consider any proposed financial contribution brought forward by the LPA in accordance with the approach set out under Paragraph 6.49 pursuant to Policy A2 in respect of off-setting the negligible impact of any uplift in demand on that resource as a result of the proposal.

As required by Policy T2, the scheme is proposed as a car-free development. The Applicant will similarly consider any proposed legal agreement brought forward by the LPA in accordance with Policy T2(a) to restrict the access of future occupants to on-street parking permits.

## **10. Conclusions**

With regard to the overall planning balance, this application represents an excellent opportunity to augment the housing stock by creating a mix of units more suitable to the constrained nature of the site, whilst continuing to be sensitive to the prevailing character of the parade and the amenity of neighbouring occupiers.

On that basis, it is considered that to approve the application – subject to any conditions and obligations which the LPA might determine – would be consistent with the expectations of the Development Plan and safeguard the objective of creating the conditions for harnessing the benefits of economic growth, reducing inequality and securing sustainable neighbourhoods set out therein.



## APPENDIX 1: Waste & Recycling Collection Times



Flat 1st and 2nd Floor, 74 Fortune Green Road, London, NW6 1DS receives the following services

In order to report an issue relating to one of the services below (e.g. 'missed collection') click on that service for more options

Services	Schedule	Last Service	Next Service
Flats above shops rubbish collection	Saturday every week Monday every other week Tuesday every other week Wednesday every other week Thursday every other week Friday every other week	25/08/2018	01/09/2018
Flats above shops recycling collection	Sunday every week Saturday every week Monday every week Tuesday every week Wednesday every week Thursday every week Friday every week	28/08/2018	29/08/2018

If the schedules above lists your collection as 'every other week' twice, this actually means your service is weekly as shown in the Last Service and Next Service dates. This is a system error that we are currently working to remedy.

Click [here](#) to look up another property or select from the list below.

- [Order a new container](#)