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Design & Access Statement and Lifetime Homes Assessment In respect of 102 Fortune Green Road, London NW6.

Design Statement:

- 1.0 The application relates to the rear yard of 102 Fortune Green Road and to utilise this in order to construct a new single storey residential building.
- 2.0 The existing property is a mid terrace building set over three floors. It has a commercial ground floor with residential upper parts. To the rear, there is a sizeable yard that is served by an access road leading off of Ingham Road.
- 3.0 Previous planning applications were approved for the rear of the site to create single storey office buildings, incorporating the rear of 104 Fortune Green Road as well.
- 4.0 Reference is made to an identical application approved at 104 Fortune Green Road and which has now been completed.



Residential Unit to rear of 104 Fortune Green Road, looking North



Residential building to rear of 104 Fortune Green Road, looking South.

5.0 The new building will create a self contained residential unit. The principal of additional small residential units within the area has been established with the recent approval at 98 and 100. The scheme will therefore be in keeping with this without detriment to surrounding properties.

7.0 The rear yard is currently an unsightly area with a large corrugated single storey outbuilding, and as such does nothing to enhance the area for the surrounding properties. The recent developments on the surrounding sites have introduced a more residential feel to the area creating a mews type development. By introducing accommodation not only will the area be built on and therefore used sustainably, but the occupation will mean that the area will be better cared for improving the visual appearance and security and better reflect the new occupants.

Lifetime Homes Statement:

Reference is made to the application.

The 16 points are dealt with below:

1. Parking-

No car parking spaces can be provided within the development. The site is very well located for public services with bus routes within 100metres. Therefore the property can be reached by bus, which provide disabled travel. Cycle parking has been provided within the site.

2. Approach to the dwelling-

The scheme proposes the erection of a single storey building forming a residential flat at ground floor level. Access to the building from street level is level and will provide unencumbered access.

3. Approach to the entrance-

See point 2 above.

4. Entrances-

All entrance doors will be 850mm wide or larger. External lighting will be provided to adequately light the area when approaching the property. Internally the hallway will be fitted with a lights using motion detectors to provide internal lighting that is operational immediately on entry without the need to search for light fittings.

5. Communal stairs and lifts-

5a Communal lifts

There is no change of level.

6. Internal doorways and hallways-

The flat has been designed with no internal corridors and therefore allows free and unencumbered travel. Any internal door will have a clear 850mm opening providing good access.

7. Circulation space-

The flat has an open plan studio arrangement therefore providing easy circulation space and plenty of manoeuvring space for wheelchair use. The open nature of the kitchen areas also allow a large space around the units themselves. In addition the kitchens are appointed with unbroken runs of units and appliances allowing ease of use.

8. Entrance level living space-

As above the flat is open plan with living accommodation included.

9. Potential for entrance level bed-space-

There is no internal level change and therefore an entrance level bed area is provided.

10. Entrance level WC and shower-

As 9 above

11. WC and bathroom walls-

The bathroom walls are capable of sustaining fixings for grab rails should the need arise.

12. Stairs and lifts-

As 9 above.

13. Potential for fitting hoists in bedroom/bathroom.

As above the flat is open plan allowing easy alteration to layout the accommodation to suit ones changing needs. The inclusion of hoists should the need arise would therefore be straight forward.

14. Bathrooms-

The bathroom is located on the same level as the sleeping area and capable of being constructed with fittings in accordance with Approved Document M and the recommendations of the Lifetime Homes Standards and will also be fitted with a floor drain to allow adaptation at a later date. A 1500mm manoeuvring sphere has been indicated on the drawings to show that the bathroom will be of sufficient size to enable full movement within a wheelchair.

15. Glazing and window handles-

The flat is well served by accessible windows. The new windows being provided will have cill levels set at 800mm above floor level and all handles will be located no higher than 1200mm above floor level.

16. Service Controls-

All service controls will be located within 450-1200mm above floor level and 300mm away from any internal corner.

