



33 Manor Way, Chesham, HP5 3BH

Title: **PLANNING**
DESIGN AND ACCESS STATEMENT for
19 Fordwych Road, NW2 3TN

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1. INTRODUCTION

The purpose of the Design and Access Statement is to explain and justify the rationale behind the proposed development and to demonstrate how good design principles have informed the detailed design. This application is submitted as a planning application. The property is a 3 storey semi-detached house with a hipped roof. The property features a bay window projection at ground and first floor level to the front elevation. To the rear the properties have a two storey outrigger extension to ground and first floor level, with an additional protrusion on the ground floor. The existing property is an HMO. The application proposes the conversion into three flats. The site is not located within a conservation area and is not listed. The site has a PTAL rating of 4.

The proposal is for the following:

- **GROUND FLOOR - FLAT 1 - 3 Bed 5p 105sqm** - Spacious three bedroom flat to the ground floor, with rear and side infill extensions. Number 20 has similar side extensions. The three bedroom will have the garden space. The living room will be to the front with the kitchen and dining to the rear. The rear extensions have been stepped to reduce the impact on neighbouring properties. Bedroom 1 will have an ensuite.
- **FIRST FLOOR - FLAT 2 - 2 Bed 3p 76sqm** - Spacious two bedroom flat to the first floor, with side (10sqm) and rear (6sqm) terraces. Screened by glazed privacy screens. The living spaces are towards the rear and the bedrooms to the front.
- **SECOND & PART THIRD FLOOR - FLAT 3 - 2 Bed 4p 81sqm** - Spacious two bedroom flat over two floors, with access on the 1st floor. The bedrooms are on the second floor with a family bathroom. Access onto a terrace is from the hallway. The living

spaces are within the loft with a rear dormer and skylights are proposed within the front roofscape.

The front garden has sufficient space for cycling and refuse storage. The flats are dual aspect and larger than London space standards. The property is close to parks and amenity facilities.

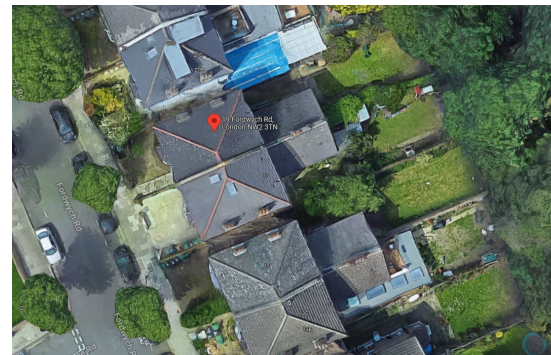
APPEARANCE

The materials will match the existing materials.
The access into the residential is to the front and will not change. New access is proposed to the flats to the rear. No parking bays are proposed as the flats are located close to public transport.

2. SITE LOCATION

The property is located on a typical residential street and is not listed. The semi-detached property was previously subdivided into an HMO. The street and surrounding area is predominately residential in character and is comprised of terraces with a similar scale and layout as the application site.

This document explains the design principles and development process relating to the proposal and the surrounding context. This report should be read in conjunction with the supporting drawings.



Google site location map

3. PHOTOGRAPHS



Google site aerial view



Google site aerial view



Rear view



Google site aerial view



Rear view



Street view

4. ACCESSIBILITY STATEMENT

The site has a front garden which has step-free access from the pavement. The level paved path leads to the front door. The front door has a small set back, which allows for an undercover porch. The approach to the front door is easily accessible to all people. The entrance is existing and the threshold is accessible. The entrance door meets the minimum standard. The hallway is existing, but it is a good sized communal hall. The ground floor flat has step free access from the hallway into the flat.

The first floor and second floor flats are reached via the existing stairs. The stairs do meet Part K. The staircase to the first and second floors are existing, but new floor finishes are proposed with suitable nosing treatment. The staircase will have a handrail on one side. The door entry system will be at a suitable height.

The internal and external finishes will not impede wheelchair users. Wheelchair users will have access to the ground floor, but not the first and second floors, due to the staircase.

Wall-mounted switches, sockets & other controls are reasonably accessible to all people.

GROUND FLOOR - FLAT 1 - 3 Bed 5p 105sqm

The entrance door meets minimum width standards and the hallway is spacious. The flat is on one level with a 150mm step to the rear garden. The bathroom is accessible and the walls will be durable enough to take grabrails. The living room windows are less than 850mm above ground floor level. There is 1200mm in front of the kitchen units and appliances. The room sizes meet London space standards and there are 750mm circulation space around the beds.

FIRST FLOOR - FLAT 2 - 2 Bed 3p 76sqm

The flat is reached via a staircase. The entrance door meets the minimum width standards and the hallway is spacious. The living, kitchen and hallway is reached via steps leading into the space. The terraces are one step lower. The bathroom is on the entrance level and the walls will be durable enough to take grab rails. The living room windows are less than 850mm above ground floor level. There is 1200mm in front of the kitchen units and appliances. The room sizes meet London space standards and there are 750mm circulation space around the beds.

SECOND FLOOR - FLAT 3 - 2 Bed 3p 81sqm

The flat is reached via a staircase. The entrance door meets the minimum width standards and the hallway is spacious. The living, kitchen and hallway is reached via steps leading into the space. The terraces are one step lower. The bathroom is on the entrance level and the walls will be durable enough to take grab rails. The living room windows are less than 850mm above ground floor level. There is 1200mm in front of the kitchen units and appliances. The room sizes meet London space standards and there are 750mm circulation space around the beds.

5. SUSTAINABILITY STATEMENT

AIMS:

- **Environmental Impact** - use materials that have low embodied energy and have been manufactured through processes that consume less energy.

Using locally sourced materials will reduce the impact on the environment by lowering the embodied carbon in transport. Materials can also be chosen that use fewer resources or produce less waste when they are manufactured. Where feasible the contractor and the architect will design and specify locally source materials.

- **Responsible Sourcing** - use materials from sustainably managed sources. Where available, renewable sources are to be used and encouraged throughout the build of the development, to reduce the dwellings embodied energy.
- **Re-use of materials** - re-use uncontaminated materials from the development site and reclaimed or recycled materials. Concrete and demolition rubble can be crushed, screened and re-used as recycled aggregate in a range of applications from bulk fill to use in new concrete. Mobile plant can be hired to crush material on-site.
- **Transport** - use local materials to reduce transportation related impacts.
- **Purchasing** - when considering contractors and suppliers of materials, consider whether the supplier has an environmental policy, a track record in high environmental performance or any environmental accreditation, and whether unused materials and packaging can be returned rather than disposed of.

1.Existing walls are to be retained and improved thermally to meet at least the minimum u-value targets.

2.To maintain good standards and limit waste, during the build the development will look to reduce non-mineral waste via good design practice and site management.

3. The following measures can be used to reduce the quantity of water demand, and will be sought in this design where suitable;

- Dual of low flush WCs
- Spray of aerating taps
- Water efficient appliances
- Low-flow showers
- Smaller overflow capacity baths
- Rainwater collection - Rainwater butts will be installed

4. Should the site have a potential to allow for electrical vehicle charging points this should be adopted to allow enable a sustainable lifestyles.

5. Introducing natural green and blue features can both reduce heat build-up and allow ambient heat to escape, and trees can provide shading that cools surfaces and reduces ambient air temperature through evaporation of water via the leaves, where possible this is to be adopted in the design.

6. Buildings should be designed to maximise the opportunities for natural ventilation, cooling and lighting to avoid the risk of overheating, a risk

that is likely to increase over time with the increasing prevalence and severity of heatwaves and a generally warmer climate.

7. Proposed building materials should be resilient to climate impacts e.g. glazing systems that minimise heat loss while avoiding heating through excessive solar gain in warmer months, is to be utilised in this development.

8. The existing front garden has hardscaping and planting will be introduced. The rear garden is a combination of grass, a patio and new plants and trees will be planted along the fence.

9. The design is to utilise a fabric first approach with low u-values, to walls, floor and roofs.

6. CONCLUSION

Our overall conclusion is that the proposed development would be an appropriate and beneficial use of the site. The proposal is not harmful to the character of the area or street scene. There is no harm to the character and quality of the subject building. There is no detrimental impact to the amenity of the adjoining occupiers. The proposed extensions to the premises are considered acceptable and would preserve the character and appearance of the street and the subject property and would have an acceptable impact on neighbouring residential amenity and on street parking and highway safety.