



MURO  LANCO
ARCHITECTS

_____ Design and access statement _____

CLIENT : St Stephen Avenue 124 LTD
DATE : 15 March 2017
No REF: DAS_ 17 03 15

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Design and Access Statement

For replacement of existing pitched roof workshop, with a new three storey and lower ground floor addition to create two one-bedroom flats at 124a St Stephen avenue W12 8JD

March 2017

1 INTRODUCTION

This document has been prepared to provide a Design and Access Statement in support of a planning application at 124A St Stephens Avenue W1 8JD. The statement aims to address the main planning considerations with reference to converting the existing building into two flats.

2 THE PROPOSED DEVELOPMENT

The property is currently a dilapidated building that fails to preserve or enhance the character and appearance of the street scene and surrounding area. The proposed works aim to address concerns over the standard of accommodation provided in order to deliver acceptable living standards in terms of floor area, layout for the proposed two units.

We have reviewed the site constraints and consider that two units would be feasible within the building.

3 THE SITE

The property is a single storey building with a pitched roof form that stands out within its setting. The property is dilapidated and in disrepair and does not contribute to the character and appearance of the street scene.

The surrounding area is mixed in character, mainly containing residential properties with commercial properties at ground floor level within Uxbridge Road.

The site is not within a conservation area and the building is not listed.





4 POLICY GUIDANCE

National Planning Policy is set out in the National Planning Policy Framework NPPF, which establishes overarching principles of the planning system, including the requirement of the system to 'drive and support development' and supports 'approving development proposals that accord with the development plan, without delay'.

The internal and external works have been assessed against London Plan Policies 2015, specifically policies 3.5 (residential standards), 7.4 (Local Character) and 7.6 (Architecture).

National Planning Policy Framework (NPPF) 2012 The London Plan 2016

LBHF - Core Strategy Local Development Framework 2011

LBHF - Development Management Local Plan 2013

LBHF - Planning Guidance Supplementary Planning Document 2013

5 USE

The use of the proposal would be C3 use class. The lawful use of the building is B1 (Light Industrial). However, the unit has been vacant for over a year, by reason of its derelict condition. The retention of this light industrial workshop within this setting represented problems of viability, as per appendix 1, which shows evidence that have been provided by estate agents which demonstrate that there is no letting interest for this operational use.

This background is therefore considered in accordance with Council's Core Strategy Requirements (Policy B), which states how "Unused or underused employment land may be permitted to change use if there is no clear benefit to the economy in continued employment use"

6 DESIGN

The internal layout of the building has been organised in order to provide two flats that meet the minimum spatial standards under the London Plan.

Both flats exceed the minimum spatial requirements under London Plan Policy 3.5 and would provide habitable spaces that would function comfortably with bedrooms that would have appropriate levels of outlook, access to sunlight/daylight (See Appendix 2 for a sunlight/daylight report) and ventilation. The proposed flats would be dual aspect.

The building is not listed or positioned within a conservation area. The proposed external alterations would result in additional massing. However, the replacement of the existing building with the new proposed would be in line with the existing front elevation of the terrace would intend to blend in with the surrounding setting and street scene. Policy guidance under the Hammersmith and Fulham Development Management Local Plan Policies (2013) aim for high quality design that causes no harm on amenity (Policies DMA2 and DMA2) and seeks to protect and enhance the visual character of a specific area. In this instance, the external alterations would enhance the visual appearance of the building

Given that the principle of a residential use is clearly established within the area and that there would be no substantial external alterations, the proposal would not affect visual or residential amenity.

In terms of amenity to future residents, we have reviewed minimum spatial standards for bedrooms, bathrooms and habitable bedrooms. The proposed ceiling height and toilet/kitchen facilities comply with the minimum standards set out in Building Regulations.

The proposed basement intends to meet the requirements of Policy DMA8 (Basement and Light wells), as it would have no harm on amenity. The open courtyard at the front addresses any concern on any flood risk that might result from the erection of a basement. With reference to housing standards, the proposed habitable rooms would meet the criteria set out in Policy 3.5 of the London Plan, in that the double bedroom would exceed 12 square metres in floor area.

Although the flats would not have a terrace, the site is within walking distance to Shepherds Bush Green and other local amenities. It is therefore considered that the absence of external amenity space for the units would not warrant a reason for refusal.

The habitable rooms would have no issues concerning provision of natural light, ventilation or outlook. A Sunlight/Daylight Assessment has been prepared in order to ensure that all habitable spaces meet minimum standards with reference to provision of natural light.

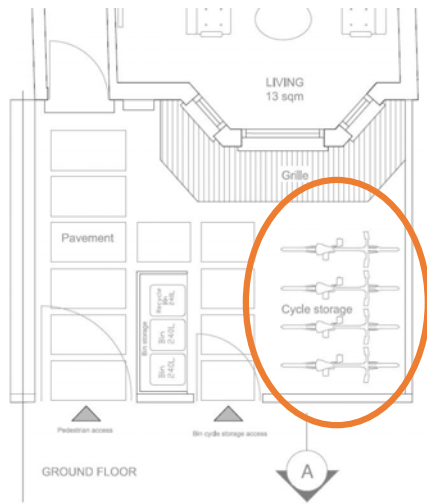
The excavation works would aim to address any concern over sense of enclosure and ceiling height, in that the proposed height floor ceiling meets the minimum standard. The residential accommodation is in line with Policy DMA2 (Housing Quality and Design) regarding floor area and general standard of accommodation. The proposal would comply with the Council's basement policies as it would be constructed inside the footprint of the original dwelling. The proposed works would have no adverse harm on amenity and would cause no loss of light, outlook or overlooking. Although initial concerns were raised over provision of adequate visual outlook, the windows facing the north elevation (serving Juliette Balconies) have been modified in that a cleared glass would be installed on the upper section of the windows, in order to ensure that appropriate levels of outlook are provided to these habitable space (living kitchen areas). Furthermore, it is noted that these are not the only windows on these habitable spaces, but the main openings are east facing towards the street.

We also consider that the introduction of two new residential units would be in line with the general pattern of development in the area, which is residential in character. Given the excellent transport accessibility of the area, we do not consider that our client has a problem with securing a car-free development. The development has no harm on transport and we would aim to secure an integrated cycle parking and good refuse storage.

Given the above, we consider that the scheme is acceptable and consistent with the relevant policies of the Development Management Local Plan (2013). We are aiming to work in a collaborative manner, therefore please do not hesitate to contact us if you require any information or clarification.

7 TRANSPORT

The property has excellent transport links and the proposed development is car free. Given the car free approach, we are providing 4 cycle parking spaces to the best standards. These would be sheltered, integrated and conveniently located. The site is within walking distance to Shepherds Bush Market Tube Station and the provision of a car free development would meet policy guidance.



8 LAYOUT

Access to the new residential unit would be directly from St Stephen Avenue. The internal living area complies with the minimum standards set out in Policy 3.5 of the London Plan (2008).

FLAT 1: Ground floor + Lower ground floor = 62,69 m²

FLAT 2: First floor + Second floor = 66,61 m²

9 SCALE

The replacement building would not have a detrimental impact on the visual amenity of the area, while being in line with the adjacent buildings.

The footprint of the replacement building would be as existing.

The maximum height would not exceed the height of surrounding terrace buildings along St Stephen Avenue

Existing view

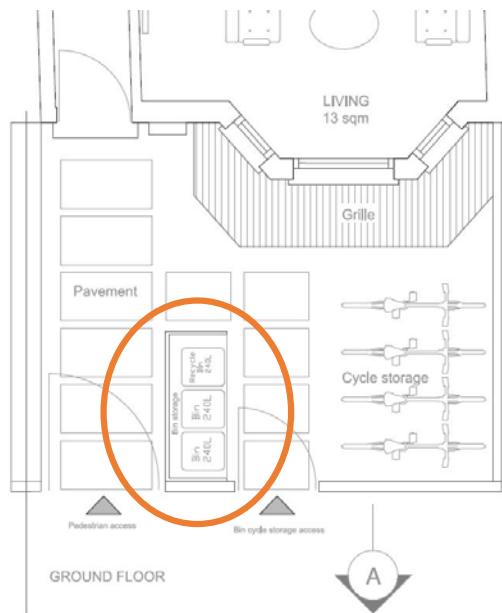


Proposed view



10 REFUSE

Details of a suitable refuse/recycling store are being included in the submission. The proposed refuse store would be at ground floor level and would be easy to reach from the pavement.



11 PRIVACY

The proposed openings would have no ability to overlook neighbouring properties as the building is located approx. 20 m. from the nearest building. Even though, it is proposed the installation of obscure glazing (in the side elevation) that aims to respect the privacy of neighbouring residents.

12 CONCLUSION

The key design criteria for providing two residential units are to provide suitable living accommodation. The proposed residential flats would provide a good living environment and the external alterations to the building would be minimal, in order to respect the immediate setting and overall character of the site.

The resubmission addresses previous concerns that were raised over the proposal, particularly in terms of the acceptability of the chance of use of the planning unit, provision of visual outlook, provision of natural sunlight and daylight to the lower ground floor habitable areas and other minor considerations.

We are therefore hopeful that the proposed scheme can be looked favourably. In case there are any concerns with reference to potential amendments, please do not hesitate to contact Muroblanco Ltd for further revisions.

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