PLANNING, DESIGN AND ACCESS STATEMENT

Sample Road
London

Undertaken on behalf of: xxxxx
DATE: 18th April 2011
1. SUMMARY

1.1. This Supporting Planning, Design and Access Statement has been prepared by Ideal Planning Permissions, on behalf of Mr Sample. It accompanies a planning application for the demolition of the existing one and two storey building at Sample Road and erection of a part one, two and three storey development containing A1 retail space, D1 Health Centre, B1 office (for use as a medical call centre) and 5 self contained residential flats.

2. The Site and Surrounding Area

The Location

2.1. The application site is situated within the London Borough of Hammersmith and Fulham. The location of the site is to the eastern side of Munster Road at the northern end of the road. It is located near to the junction with Royal Parade / Dawes Road.

2.2. The site is very well located for public transport. Parsons Green underground station is approximately 1Km away and Fulham Broadway underground station 1.2Km from the property. There are regular bus routes serving the site with bus stops on Munster Road and Dawes Road within 100m.

2.3. The area comprises a high density of residential and commercial properties. This section of Munster Road typically contains two and three storey Victorian terraced properties. At ground floor, uses are typically A1 retail, A2 or A3 with commercial B1 or residential use at upper floors.

2.4. The adjacent property at 282-284 Munster Road was previously used as a Motor Repair garage but is now vacant and has been granted planning permission for redevelopment comprising A1 retail at ground floor and B1 office at first and second floors.

The Site

2.5. The site is currently used as a D1 Health Centre and B1 use with ancillary office space used as a medical call centre set over two levels. The ground floor covers the entire site. The small first floor is a later extension containing additional office space.

2.6. The building does not have any architectural merit as existing.

2.7. There is a very slight gradient across the site, rising from North to South approximately 80mm.
3. Planning Policy and Justification for Scheme

Pre-Planning Discussions

3.1. The proposed scheme has been the subject of a pre-planning application and meeting. The proposal has been amended in accordance with the advice given by planning officer Mr xxxxx and design officer Mr xxx.

3.2. The overall principle of redevelopment was welcomed and the reaction to the initial proposal was positive. The proposed residential, retail and office uses, the street scene design, size and layout of the residential flats and quality of commercial internal spaces were all acceptable.

3.3. The initial scheme put forward for discussion did not include any D1 Medical use on site. The loss of a D1 use on site was contrary to planning policy CS10 of the Hammersmith and Fulham UDP. The proposed development now includes a large element of D1 use on site.

3.4. Comments were made regarding the bulk and mass of the scheme at the rear of the site. Major revisions have taken place and the rear section of the proposed design is now much lower in height and mass. Amendments included lowering the ground floor level by 380mm, lowering internal floor to ceiling heights to 2.75m, removing a large section of the third floor and the use of a mansard roof rather than flat roof.

3.5. Justification for a car free scheme was requested in the form of a Transport Statement and Travel Plan. These have both been submitted to accompany this planning application. The Transport Statement also includes a section on vehicular servicing arrangements for the commercial uses on site.

3.6. A Flood Risk Assessment was also requested. We have since been in contact with the Environment Agency regarding the requirement and have been informed that a Flood Risk Assessment is not necessary for this application. A copy of their letter is included in Appendix 1.

Justification for Proposed Uses

3.7. The scheme includes A1 retail, B1 office, C3 residential and D1 medical uses.

3.8. The lawful use of the existing building is for D1 medical use with ancillary B1 office space used as a medical call centre. The building contains three medical consulting rooms with a total floor area of 43sqm plus 30sqm used as ancillary waiting and reception areas for patients. The rest of the space is used as a medical call centre, offices and storage (216sqm on the ground floor, 41sqm on the first floor).

3.9. Dr Jefferies & Partners currently occupy the entire building which provides services for nearly 18,000 patients throughout the borough. The Health Centre is open to patients from 8.00am to 8.00pm Monday to Friday, 8am to 6pm on Saturday and 8am to 11am on Sunday. The call centre is operational 24 hours
per day, 7 days a week and provides a telephone based service that offers patient support using doctors, nurses and telephonists. It is the applicant’s intention that Dr Sample will reoccupy the new building when complete and continue the D1 health centre and medical call centre operations.

3.10. The proposal contains three medical consulting rooms totalling 43.5sqm with 88.5sqm of ancillary waiting, reception and patient sanitary areas, plus 18sqm of mezzanine medical storage space above the refuse and cycle stores. The rear of the ground floor also includes 66sqm of space for use as a medical call centre. The total amount of floor space for use by the Health Centre and medical call centre is 198sqm plus 18sqm of mezzanine storage space. It should be noted that it is Dr Jefferies & Partners future intention to occupy the first and second floor office spaces for use as a medical call centre should the facility need to grow in size. The proposal therefore conforms to Policy CS10 of the UDP as it retains a larger amount of pure D1 medical use on site than at present, as well as providing an area for the medical call centre.

3.11. The A1 retail unit at ground floor is located alongside a parade of small to medium sized shops on Munster Road. The adjacent property at 282-284 was recently granted planning permission for A1 retail use. The site is virtually opposite Prime Retail Frontages within the Town Centre, as designated in the Proposals Map of the UDP. Policy G7A “Seeks to retain and improve shopping for everyday needs in key local shopping centres and other locations.” The proposed A1 retail unit is therefore an acceptable use in this location.

3.12. It should also be noted that it is anticipated that the proposed A1 retail unit will be occupied by a Pharmacy outlet, creating synergy with the D1 medical use on site.

3.13. The majority of the properties along Munster Road at this location contain residential accommodation at upper levels and it is considered that it is a suitable use at this site. There is a shortage of housing throughout all London Boroughs and the provision of 5 residential units will go towards the Borough’s house building targets. The proposed flats all comply with the appropriate room size space standards, have good outlook and natural lighting to every habitable room and access to either communal or private amenity space.

4. Use

4.1. The site is currently used as a D1 Health Centre with ancillary office space set over two levels. The ground floor covers the entire site. The first floor is small and contains just two consulting rooms.

4.2. The proposal is for A1 retail (anticipated to be a pharmacy outlet) and D1 Health Centre use to the front of the ground floor. B1 office space, including a medical call centre to the rear of the ground floor, will be set over three levels. Residential accommodation is located at the front of the site at first and second floors.
5. Amount

5.1. The site is 352sqm in area.

5.2. The residential flats have access to 50sqm of communal amenity space in the form of a roof terrace. Flat 1 has access to 10sqm of private amenity space.

The Schedule of Accommodation is as follows:

<table>
<thead>
<tr>
<th>Type</th>
<th>Floor</th>
<th>Area (sqm)</th>
<th>Area (sqft)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Retail Unit</td>
<td>Ground</td>
<td>58</td>
<td>624</td>
</tr>
<tr>
<td>Total Retail</td>
<td></td>
<td>58</td>
<td>624</td>
</tr>
<tr>
<td>D1 Health Centre</td>
<td>Ground</td>
<td>132</td>
<td>1420</td>
</tr>
<tr>
<td>Total Retail</td>
<td></td>
<td>132</td>
<td>1420</td>
</tr>
<tr>
<td>Office Unit 1</td>
<td>Ground</td>
<td>66</td>
<td>710</td>
</tr>
<tr>
<td>Office Unit 2</td>
<td>First</td>
<td>96</td>
<td>1033</td>
</tr>
<tr>
<td>Office Unit 3</td>
<td>Second</td>
<td>85</td>
<td>915</td>
</tr>
<tr>
<td>Total Office</td>
<td></td>
<td>247</td>
<td>2658</td>
</tr>
<tr>
<td>Resi Flat 1 (1 bed)</td>
<td>First</td>
<td>45</td>
<td>484</td>
</tr>
<tr>
<td>Resi Flat 2 (1 bed)</td>
<td>First</td>
<td>45</td>
<td>484</td>
</tr>
<tr>
<td>Resi Flat 3 (studio)</td>
<td>First</td>
<td>31</td>
<td>334</td>
</tr>
<tr>
<td>Resi Flat 4 (1 bed)</td>
<td>Second</td>
<td>49</td>
<td>527</td>
</tr>
<tr>
<td>Resi Flat 5 (1 bed)</td>
<td>Second</td>
<td>51</td>
<td>549</td>
</tr>
<tr>
<td>Total Residential</td>
<td></td>
<td>221</td>
<td>2378</td>
</tr>
<tr>
<td><strong>TOTAL GIA</strong></td>
<td></td>
<td><strong>658</strong></td>
<td><strong>7080</strong></td>
</tr>
</tbody>
</table>

6. Layout

6.1. The retail space is accessed directly from Munster Road. The Health Centre is accessed directly from the frontage to Munster Road, with a corridor leading to the medical call centre to the rear. A central entrance leads to the communal staircase and lift leading to upper office levels and residential space.

6.2. The alleyway to the side of the site provides egress from the fire escapes as well as provision for separate commercial and residential bin and cycle stores.

6.3. At upper levels the residential and office parts of the building are separated to allow for the provision of windows and lightwells to all units.

6.4. Communal amenity space is provided at roof level, accessed via the communal stairwell.
7. Scale

7.1. The form of the scheme reflects the density and character of the surrounding area and is suitable in scale. The height of the eaves and ridge of the building frontage matches the adjacent buildings at 288 and 290 Munster Road. The proposal also takes into account the extant planning permission for a new Tesco retail development to the adjacent site which seeks to increase the size of the neighbouring building.

7.2. The rear three storey element of the development is reduced in height and scale with a ridge height matching that of the abutting existing building to the rear of the site. The entire rear part of the development is to be lowered 380mm below ground level and is to have a floor to ceiling height of 2.75m to achieve the reduction in height.

7.3. The three storey element closest to the properties facing Royal Parade is reduced in bulk and mass through the use of a mansard roof. The triangular part of the site at the rear is lower still at two storeys with a flat roof.

8. Landscaping

8.1. The roof terrace areas will be soft and hard landscaped with suitable planting to encourage biodiversity where practicable. There is little scope for landscaping to the building frontage.

9. Design

9.1. The building is traditional in design and draws inspiration from the surrounding architecture and features of the surrounding area. The architectural treatment of both the retail units and upper levels is a continuation of the neighbouring buildings at 288 and 290 Munster Road. The front of the roof is pitched to match these buildings with a mansard style flat roofed section similar to the existing building at 288 Munster Road.

9.2. The proposal is set back to the side at first and second floors by 5m to retain light into the second floor flank window to no. 288. This is a secondary window serving a flat at 2nd floor level. The set back allows daylight, sunlight and outlook to be retained therefore ensuring no loss of amenity to the neighbouring property.

9.3. All residential units have a good outlook and plenty of natural light to ensure a high quality living environment.

9.4. All residential units comply with space standards and are wheelchair accessible.

9.5. The rear element of the building is reduced in height, bulk and mass when compared to the front to ensure it is viewed as subservient to the main part of the development.
9.6. The office space to the rear has a large amount of natural light provided through the use of windows and rooflights. There are no clear glazed windows overlooking any neighbouring properties ensuring no loss of privacy.

9.7. The rear part of the building abuts an existing commercial building with no principal windows which enables the development to be built right to the rear and side boundary at all three levels.

9.8. Brickwork and roof tiles are to match the colour and appearance of the neighbouring properties.

9.9. A structural glazed canopy is proposed to the front of the building above the entrance to the retail unit, flats and office space to create a focal point and a sheltered external area.

10. Access

10.1. Access to the retail unit and Health Centre is directly from Munster Road. Access to the flats and office space is through a communal stairwell and lift. The doors to the residential parts of the building will be locked and residents given a key to allow access. Access to the communal roof terrace will be for residents only through a locked door.

10.2. The scheme is proposed to be car free due to the excellent public transport links within the vicinity of the site. See accompanying Transport Statement and Travel Plan.

10.3. The development includes secure, covered storage for 5 bicycles for use by flat residents and 5 bicycles for use by commercial occupants.

10.4. Access to the bin and cycle stores is directly from the street through the alleyway to the side of the building.

10.5. The flats will be fully wheelchair accessible in accordance with Lifetime Homes standards, with adequate provision for 1500mm diameter turning circles in living / kitchen / dining area and both bedrooms.

10.6. All doors to the development will comply with all relevant building regulations including Part M where applicable and practicable.

10.7. Provision for the following has been included:

- Entrances: Level thresholds to all entrance doors and minimum clear widths to comply with Building Regulations Approved Document Part M will be provided.

- Circulation: Internal ground floor access with minimum clear widths of unobstructed openings will be achieved.
- Means of escape: the provision of a safe means of escape from the building is to be provided via compliance with Building Regulations Approved Document Part B.

- Door widths and openings: All door widths and openings to meet minimum requirements of Approved Document M and BS 8300 (for clear openings, type and height of handles, vision panels, door closers etc).

11. Conclusions

11.1. The proposed development makes best use of previously developed land on this brownfield site with the addition of five much needed residential dwellings and, substantial retail, office and D1 medical facilities. The building sits comfortably in the streetscene, replacing the existing unattractive property, and respects the adjacent properties in terms of design and protection of amenity, and creates high quality living and working spaces for future occupiers.
From: NET Enquiries [mailto:NETenquiries@environment-agency.gov.uk]
Sent: 25 March 2011 11:51
To: simon.jepps@thomasmackay.co.uk
Subject: NE26852/AS - 286 Munster Rd, Fulham, London, SW6 6BQ

Dear Mr Jepps

286 Munster Rd, Fulham, London, SW6 6BQ

Thank you for your enquiry. The site in question is outside any known main river flood plain. This means that the chance of river flooding is less than 0.1% in any given year. I have no record of river flooding at this site.

As such we have no relevant flood level data to supply.

I have spoken with Karen Foster in our North London Planning team, who confirmed that we would not expect to see a flood risk assessment for this site.

We advise you to contact the local water company regarding previous or potential flooding from sewers. You may also wish to contact the local authority regarding flooding from any non-main rivers or surface water runoff.

If I can be of any further help, please contact me.

Yours sincerely

Annette Smith
External Relations Officer
Direct dial 01707 632301
Direct fax 01707 632 610
Direct email NETenquiries@environment-agency.gov.uk
Appendix 2
Site Photographs

View from Munster Road to site

View from Munster Road to site
View to adjacent building showing second floor flank window

View from roof of site towards buildings to rear
Sample Road, London
18th April 2011

View from roof of site towards buildings to rear

View to adjacent site to be redeveloped by Tesco