

DESIGN AND ACCESS STATEMENT

**66 FAIRFIELD STREET
WANDSWORTH
SW18 1DY**



PLANNING APPLICATION; PP-13810824

Refer to drawings: - 001 – 005 (Existing) & 401 – 407 (Proposed)

Issue 27.03.25

1. INTRODUCTION

The Design and Access Statement has been prepared in accordance with the Department of Communities and Local Governments (DCLG) Circular 01/2006 which requires applications to be accompanied by a Design and Access Statement. Reference has also been made to Commission for Architecture and the Built Environments (CABE) guidance on Design and Access Statements: How to write, read and use them” (CABE 2006).

This statement explains the proposed redevelopment at 66 Fairfield Road, Wandsworth, SW18 1DY.

Planning permission was previously granted to *“Demolition of building and garage (Class A1 and C3 use). Erection of two-storey building and single storey rear extension, together with enlargement of existing basement, in connection with use of building as an office/professional services (class B1/A2).” 2016/0326*

This application seeks consent to *“Alterations to front elevation to include velux roof lights, new shop front, entrance doors, rear extension and mansard extension to create 3 No 1 Bedroom Flats and Commercial unit. Excavation to existing basement and internal re-configuration throughout.”*

2. SITE LOCATION

The site is within the London Borough of Wandsworth and is just outside the Wandsworth Town Conservation Area. No66 Fairfield Street is located on the busy junction of Swandon Way, Old York Road and Fairfield Street. The roads form part of the heavily used one-way system around Wandsworth Town Centre. The site is within a few minutes walk of the nearby railway station. The building on the site is not listed. The existing building forms part of a short parade of shops and flats and is end of terrace. It is currently vacant but was previously used as a retail unit (A1) and a flat. All retail units in the parade suffer from lack of commercial activity. The local streetscape is dominated by a variety of buildings from terraced houses to larger flats, gas works and a telephone exchange. The terrace consists of four buildings and is terminated by the taller Fairfield Court. The existing building, of an unknown age, forms a wedge at the end of a short terrace. The existing building is now at

the end of its useful life. It has been vacant for a number of years and is in a poor condition. The area has been studied and it has been determined that it does not have a distinctive character. It contains a mixture of buildings of varying heights, sizes and shapes with little of architectural quality. The opportunity is therefore taken to create a building of interest on this important corner. Given the surroundings no adjoining occupiers will be impacted upon by loss of daylight and privacy. The site can help form an important marker on this road junction and the entrance to Wandsworth Town Centre. The site is not particularly overlooked nor will the development overlook the nearby residential units or impact upon their natural light. The surrounding buildings are of no particular architectural value or style.



Site Location



Aerial View – Site Location



Aerial View – Site Location



Aerial View – Site Location



Aerial View – Rear Location

3. CONTEXT – Exiting and Proposed Use

The existing areas area as follows with the commercial area occupying the ground floor and the first floor residential unit.

AREAS EXISTING

Site Area	100.6m ²
Curtilage	43.7m ²
Basement	48.7m ²
Ground Floor	50.2m ²
First Floor	48.7m ²
Total GIA	147.6m ²



Ordnance survey Map - Historic

4. DESIGN PROPOSAL

The proposed alterations that constitute this application are:

Alterations to front elevation to include velux roof lights, new shop front, entrance doors, rear extension and mansard extension to create 3 No Flats (1 No 1 bed 1 person, 1 No 1 Bed 2 Person and 1 No 2 Bed 3 Person) and Commercial unit. Excavation to existing basement and internal re-configuration throughout.

Scale

The scale and layout of the extensions/adaptations take into account the location of the property and the distance from neighbouring properties and is within the LB Wandsworth SPD Guidance. The rear extension is the same area, height and mass as previously approved in the 2016's **2016/0326**.

AREAS PROPOSED

Site Area	100.6m ²
Curtilage	8.7m²

Basement	48.7m ²
Ground Floor	81.0m ²
First Floor	66.7m ²
Second Floor	52.5m ²

Total GIA	200.2m ²
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Commercial	17.8m ²
Residential	198.7m ²

Minimum GIA (m²)

No of Bedrooms	No of Bed spaces	1 Storey Dwellings	2 Storey Dwellings	3 Storey Dwellings	Built in Storage
Studio	32.5m ² (25m ² *)				
1 Bedroom	1 Person	39m ² (37*)			1m ²
	2 Person	50m ²	58m ²		1.5m ²
2 Bedroom	3 Person	61m ²	70m ²		2m ²
	4 Person	70m ²	83m ²		
3 Bedroom	4 Person	74m ²	87m ²		
	5 Person	86m ²	96m ²	102m ²	
	6 Person	95m ²			
4 Bedroom	5 Person	90m ²	100m ²	106m ²	
	6 Person	99m ²	107m ²	113m ²	

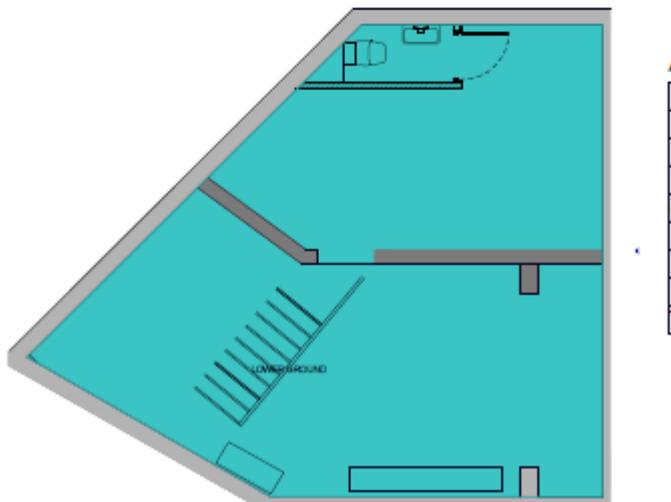
MOL Minimum Space Standards

Internal Space Provision in Residential Conversions
Dining/Living Room = 23m ² - 29m ²
Double Bedroom = 12m ² - 11.5m ² London Plan
Single Bedroom = 6.5m ² - 7m ²
Bathroom = 3.6m ²
Built in Storage 1p=1m ² 2p=1.5m ²
Curtilage/Terrace (Not included in GIA)
Communal Area/Bin/Bike ect

Internal Space Provision in Residential Conversions	COMMERCIAL	FLAT 1 1 Bedroom 1 Person	FLAT 2 2 Bedroom 3 Person	FLAT 3 1 Person
Dining/Living Room = 23m ² - 29m ²		33.1m ²	29.7m ²	30.2m ²
Double Bedroom = 12m ² - 11.5m ² London Plan			13.0m ²	
Single Bedroom = 6m ² - 7.5m ² London Plan		7.6m ²	7.5m ²	0m ²
Bathroom = 3.6m ²		3.8m ²	4.7m ²	5m ²
Built in Storage 1p=1m ² 2p=1.5m ²		1m ²	2.1m ²	1m ²
Curtilage/Terrace (Not included in GIA)		12.9m ²		
Communal Area/Bin/Bike ect				
TOTAL GIA	24.2m ² Storage 48.7m ²	46.3m ²	61.2m ²	46.3m ²



The Planning and Communities Agency published The Transport Design Guide Third Edition August 2016 which sets the Transport Design Guide (Page 26) states that from receipt of a reduction of 10 mph across the General Urban Residential Location.





5. PLANNING POLICY

Previous Applications at 66 Fairfield Road

Application Number: 2016/0326

Demolition of building and garage (Class A1 and C3 use). Erection of two-storey building and single storey rear extension, together with enlargement of existing basement, in connection with use of building as an office/professional services (class B1/

Decision: 17/03/2016 Approve with Conditions CIL Liable

Application Number: 2013/0206

Demolition of building and garage. Erection of two-storey building and single storey rear extension, together with enlargement of existing basement, in connection with use of building as an office/professional services (class B1/A2).

Decision: 17/04/2013 Approve with Conditions

Application Number: 2011/5323

Demolition of existing buildings and erection of two storey (plus basement) building for financial and professional services (Class A2).

Decision: 12/03/2012 Refuse

Application Number: 2009/0543

Demolition of garage. Erection of two-storey side extension with pitched roof over in connection with use of first floor for retail / storage space; alterations to front elevation including installation of full height glazing at first floor level.

Decision: 26/06/2009 Approve with Conditions

Relevant Policy

WANDSWORTH LOCAL DEVELOPMENT FRAMEWORK CORE STRATEGY

4. Spatial Strategy The provision of new homes Section 4.36 explains the councils ambitions for new homes. New housing is needed to *'meet the demands of those seeking accommodation in the borough and where they are to be built. The population of the borough is projected to increase by over 20,000 in the years up to 2020, resulting in a population of approximately 308,500. The London Plan originally set a target for Wandsworth of 16,470 additional homes over the 20-year period 1997-2016. At the end of 2007 (55% of the period), 65% of the target had been met.*

A new, slightly lower target, taking into account the need for some land to be allocated for waste management activity, has now been set by the Mayor and is included in the consolidated London Plan 2008, of at least 7,450 additional homes over the ten year period 2007/8- 2016/17. This the Council considers a borough target of at least 7,500 additional homes for the ten year period up to 2017, comprising around 7,000 new dwellings and 500 non self-contained household spaces such as hostels and student halls of residence, and a further 3,750 homes as an indicative figure for the following five years, is achievable.'

The proposal provides the borough with an additional three housing units with 1 of the two current unit unsuitable for occupation.

WANDSWORTH LOCAL DEVELOPMENT FRAMEWORK DEVELOPMENT MANAGEMENT POLICIES DOCUMENT

Policy DMH 1 Protection of residential land and buildings states: *'a. Development which would lead to the net loss of residential units (including affordable housing units), and/or the loss of land previously used in whole or in part for residential purposes, will only be permitted where:*

- i. the proposal involves combining separate non family-sized flats in order to create a family-sized unit,*
- or*
- ii. in the context of residential properties located above non-residential uses, a self-contained dwelling with separate access to the street cannot be provided without prejudicing the effective use of other parts of the property; or*
- iii. the proposal would result in the upgrading of substandard residential accommodation; or*
- iv. the proposal would not result in a loss of smaller affordable housing units for larger family private market units.*

The proposal includes no loss of existing residential units. Each of the existing and proposed

dwelling will have self contained access to the street. The existing accommodation is substandard. The development would include upgrading the existing accommodation.
Policy DMH 2 Conversions

'The conversion of dwellings with less than 150 sq ms of existing habitable floorspace will only be permitted where the property is unsuitable for families.'

The existing flat above the shop is not determined suitable for families.
Policy DMH 5 Alterations and extensions

'a. In addition to satisfying the relevant criteria of Policies DMS2, DMH2 and DMH4, proposals for extensions and alterations to existing residential properties will be permitted where: Development Management Policies Document - Adopted Version

- i. an extension is well designed, uses appropriate materials and is not so large that it dominates and competes with the original building;*
- ii. an extension, dormer window or other alteration to a roof is confined to the rear of the building but where it is visible from the street or any other public place, it is sympathetic to the style of the building, not visually intrusive and does not harm either the street scene or the building's appearance;*
- iii. side extensions do not cause a terrace effect by in-filling the spaces between detached or semi detached buildings;*
- iv. extensions or free-standing structures are not erected in front of houses where they would be visible from the highway;*
- v. in the case of conversions, refuse storage enclosures and service boxes are sited unobtrusively and do not detract from the appearance of the building or amenity;*
- vi. at least a depth of 6m of the original rear garden will remain free of buildings and structures including lightwells, in front gardens no buildings or structures will be permitted, and where lightwells are proposed, at least 50% of the original front garden depth will remain and the criteria set out in Policy DMH7 are met;*
- vii. hardstandings do not dominate the appearance of front gardens or cause harm to the character or appearance of the dwelling or the street. In conservation areas, hardstandings are unlikely to be acceptable in line with the relevant Conservation Area Appraisal Strategies. The policy relating to permeable surfacing of hardstandings is set out in Policy DMS6.'*

The extension uses the same materials as the existing building. The mansard and dormers are designed to be sympathetic in scale, spacing and style to the surrounding buildings. The proposal does not touch any detached houses.

Policy DMH 6 Residential space standards

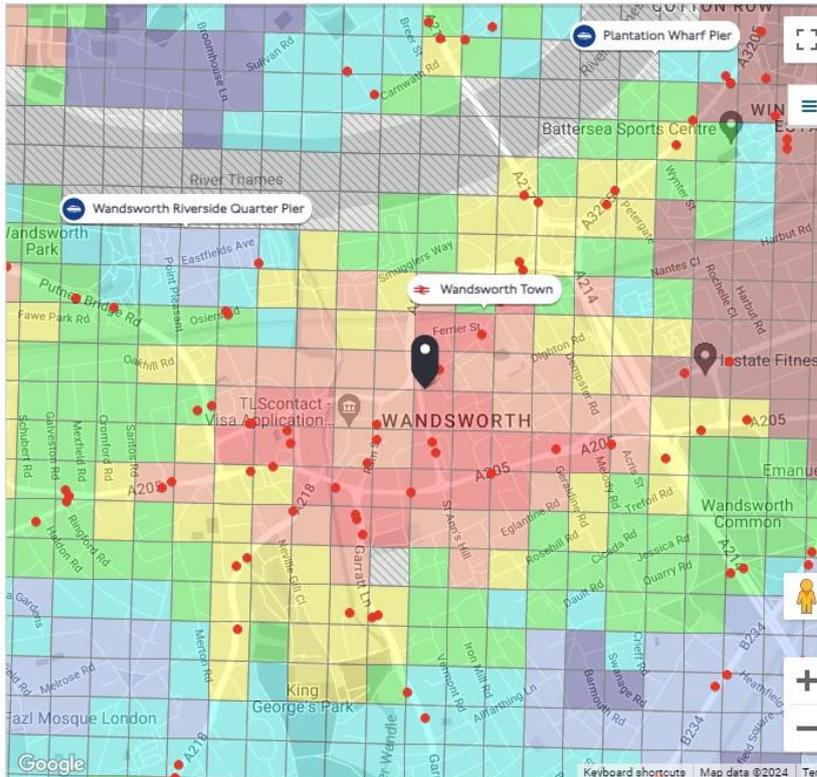
'a. Proposals for new residential accommodation, including from conversions and change of use but excluding affordable housing, will be permitted where the following space standards are met:

- i. studio or 1 bedroom accommodation: 37 sq ms for 1bedspace units and 50 sq ms for 2 bedspace units;*
 - ii. 61 sq ms for 2 bedroom accommodation.*
- b. Family-sized accommodation must provide a minimum of 3 bedrooms (one of which must be a double bedroom) with a minimum overall floorspace of:*
- i. 74 sq ms for a 3 bedroom unit;*
 - ii. 90 sq ms for a 4 bedroom unit.*

5 ACCESS – PTAL

Policy DMH 7 Residential gardens and amenity space

'The policy acknowledges that in conversions, Development Management Policies Document – Adopted Version the provision of amenity space can be more difficult to achieve. Where family units are provided through conversion, DMPD Policy DMH2 will apply, and flexibility in the provision of amenity space may be required, taking into account the overall standard of accommodation being delivered.'



You can click anywhere on the map to change the selected location.

PTAL output for Base Year
6a

6. LANDSCAPING

The rear garden curtilage would be overhauled and enhanced to provide level access for the ground floor flat with the doors opening into a court yard area with porous paving installed.

7 APPEARANCE & MATERIALS

Material used will be to match existing to side and rear elevations



Front Elevation



Rear Elevation

8 CONCLUSION

Planning Merits

It is our view that the alterations proposed do not adversely impact on the building setting and appearance, nor that of the surrounding area. The design is a well considered and its sensitive approach ultimately adds value to the character of the property and the surrounding area.

- 3 new accommodation units are provided.
- Replacement of unsuited 1 No 1 Bedroom unit
- Retention of Commercial
- Standard and size of accommodation exceeds that set out by The London Plan
- Refurbishment and redecoration of frontage to the front and rear elevations improving the street scene.
- The design, layout and type are compatible with the surrounding area and approved submission.

The proposal accords with the relevant National, strategic and Local planning policies. The proposed works help to create a much need additional unit within the Brough and London.

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