



# — DESIGN AND ACCESS STATEMENT

*Change of use from shop to a studio apartment*

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**60 Fortune Green Road  
NW6 1DT**

**Applicant:** Mr. Kevin Spencer

**Date:** 5th January 2024

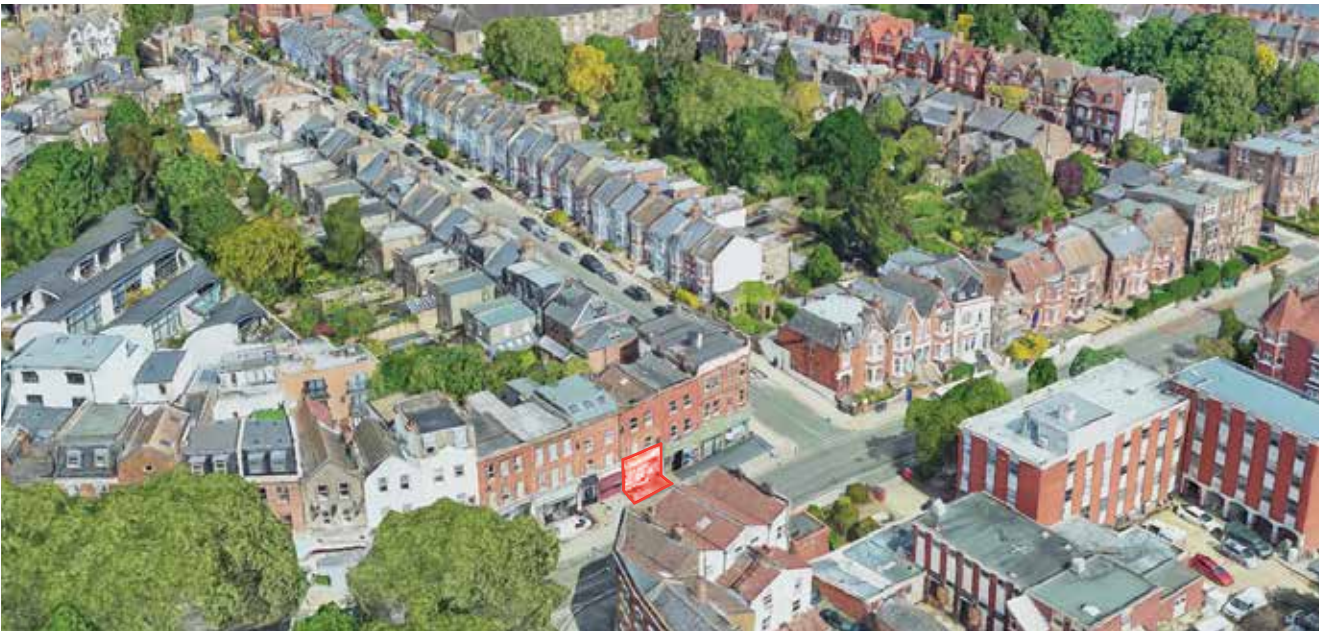


## INTRODUCTION

This statement is submitted as an additional information in support of the change of use planning application at 60 Fortune Green Road NW6 1DT. The statement will demonstrate that the proposal would not cause material harm to the character and appearance of the area in general, nor would it cause significant harm to the amenity of neighbouring properties.

### 1) Site Description:

The property is a three-storey attached building, located at Fortune Green Road, consisting of retail shop in the ground floor, and dwellings in the ground, first, and second floors. It occupies a central plot in a row of attached buildings of similar traditional style. The style of the property and the traditional character would be unaffected, as the proposal will take into consideration the style of the existing buildings. The application site has access through Fortune Green Road.



Google earth satellite image showing the application site



The application site



## 2) Application Description:

The proposed development will be in the ground floor. It aims to provide accommodation with some improvement on the property entrance. The alterations proposed to the frontage will protect the character of the street scene.

### Design Proposal:

#### - CHANGE OF USE:

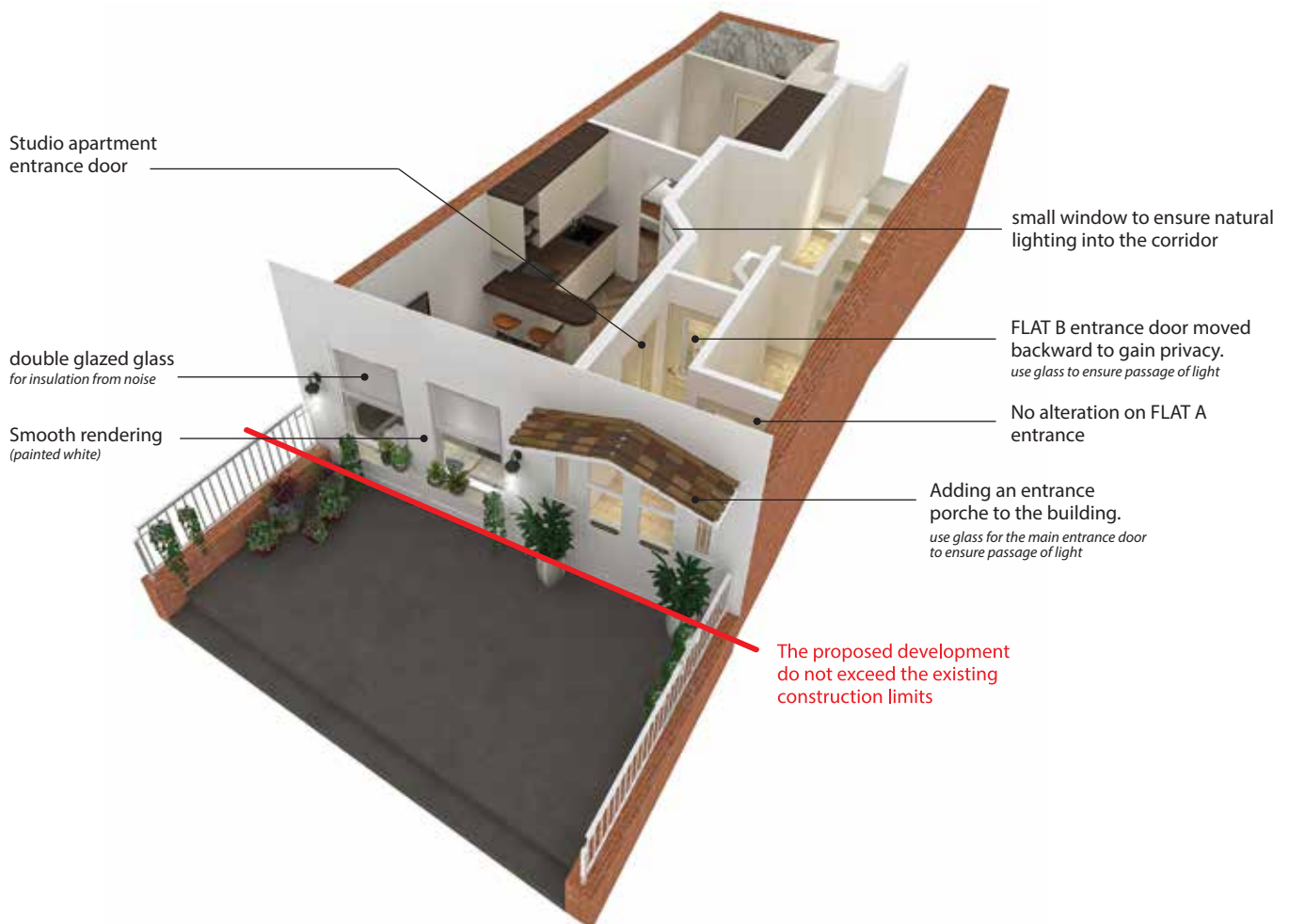
The applicant aims to benefit from additional accommodation in the ground floor, so we proposed a change of use of the existing shop into a studio apartment.

Within the same area of the existing shop, we proposed a layout of a studio apartment that includes: Living room, dining bar, kitchenette, and a bedroom with a bathroom.

#### - ENHANCE PROPERTY ENTRANCE:

In addition to the change of use, the development proposal also includes enhancing the building entrance. This is achieved through adding a porch and a main entrance door to the building. Besides increasing privacy and protecting from rain, the proposed porch adds aesthetic value to the building.

The development also includes moving the entrance door of FLAT B backward to gain more privacy, with no alteration on the entrance door of FLAT A, while the entrance door of the studio apartment will be to the left of the lobby.



**Neighbouring residential amenity:**

The proposal will not have any detrimental impact in terms of loss of privacy nor loss of amenity and fully accords with local policy. In terms of disturbance, construction noise is temporary in nature.

**Access:**

In terms of access, it will be unaffected as the development does not include any alterations to the property access. So the access to the property will remain the same from Fortune Green Road.

**Layout:**

The front elevation of the studio apartment will be constructed within the same boundaries of the existing shop. The new main entrance of the building will be aligned with the boundary of the studio apartment, so both the front boundary of the property and the street scene will be unaffected.

**Appearance:**

The studio front elevation will be of white smooth render and a high-quality white-UPVC windows, same as the existing frontage, aiming to protect the traditional character of the street scene. We consider the proposed development has sufficient integrity to provide an accommodation without detracting away from the beauty and character or conflicting visually or technically to the existing property.

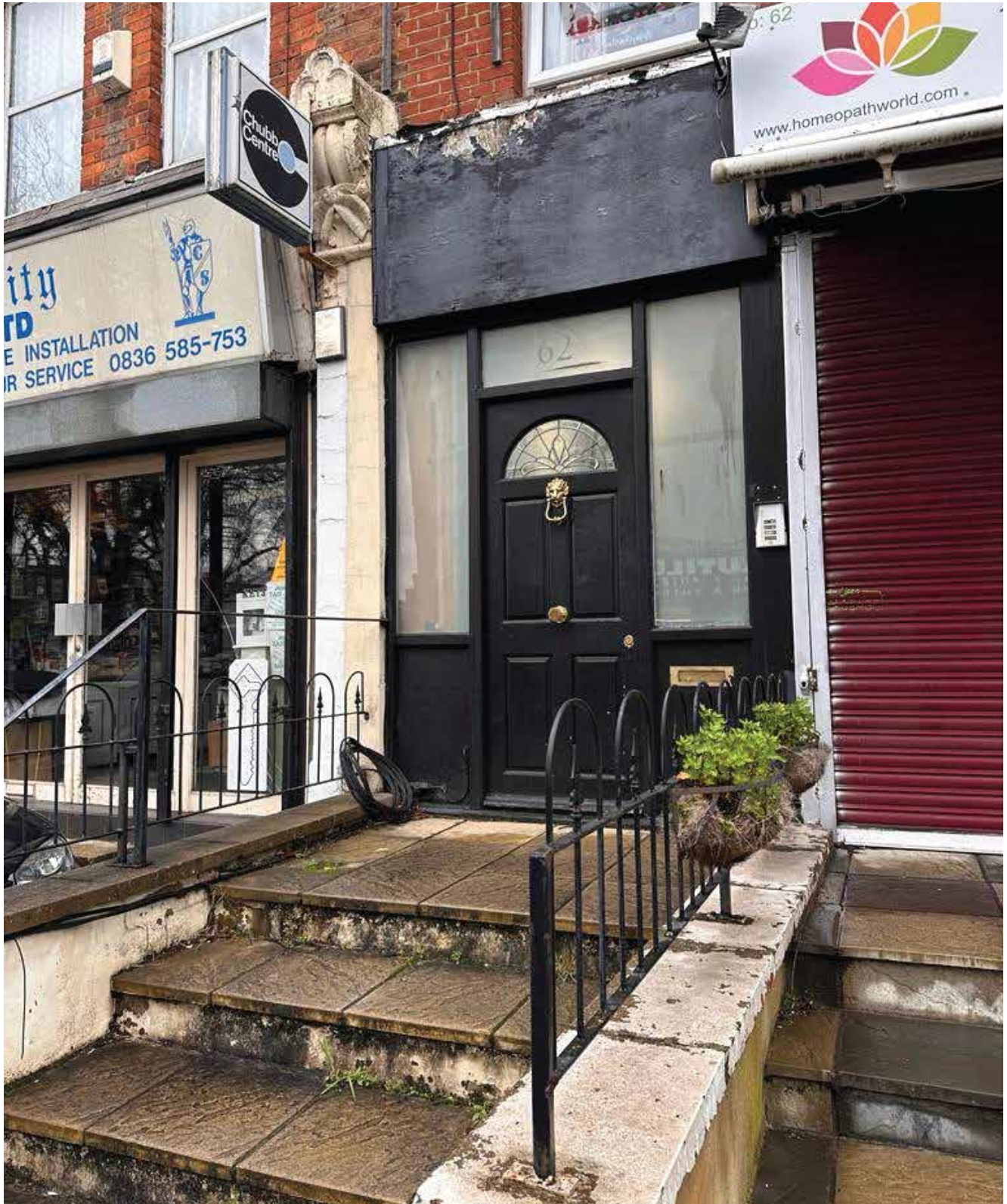
The full plans are submitted alongside this statement.



*Proposed Front Elevation*



As shown in the below figure, the adjacent property, 62 Fortune Green Road, has been approved for a change of use into a dwelling at the ground floor.



62 Fortune Green Road

### 3) Local Planning Policy Context:

#### Camden Local Plan | Design and Heritage

All residential developments are required to be designed and built to create high quality homes. The Council will seek to ensure that residential development, both new build and change of use:

- is self-contained and has its own secure private entrance;
- has good ceiling heights and room sizes;
- is dual aspect except in exceptional circumstances;
- has good natural light and ventilation;
- has good insulation from noise and vibration;
- has a permanent partition between eating and sleeping areas (studio flats are acceptable where they provide adequate space to separate activities);
- incorporates adequate storage space;
- incorporates outdoor amenity space including balconies or terraces; and
- is accessible and adaptable for a range of occupiers.

New dwellings and conversions to residential use will be expected to meet the government's nationally described space standard as set out in London Plan Table 3.3. The Council will also require development to adhere to the Mayor's Housing Supplementary Planning Guidance.

The proposed development will not cause harm to neighbouring amenity. It will provide additional accommodation and would clearly enhance the property for present and future occupants. These design considerations reflect the objectives of Camden Local Plan.

### 3) Conclusion:

The proposed development will provide additional accommodation and will enhance the building entrance, without detracting away from the beauty and traditional character or conflicting visually or technically to the street scene. But instead, it will allow gaining more privacy, and enhance natural lighting into the property, in addition to adding aesthetic touches to the building.