

Sager Management Ltd
37-63 Fortune Green Road, London NW6 1DR
Design and Access Statement

Introduction

1. This Statement considers the proposed development in line with the requirements of Article 4C of the GDPO and advice in DCLG Circular 01/2006.
2. The report should be read in conjunction with the scheme drawings and the covering letter submitted with the planning application.
3. The planning application seeks an amendment to the wording of condition 19 of planning permission 2003/1858/P, which currently states that:

"Deliveries to the gymnasium and Class A1 and A3 units shall only take place between 08:00 and 10:00 hours Mondays to Saturdays and not at all on Sundays or public holidays."

4. The amendment to this condition is sought in order to provide flexibility to operators seeking to occupy the units. This is considered important in the current economic environment in order to attract operators for units that could otherwise remain vacant.
5. The revised wording sought in this application is as follows:

"Deliveries to the gymnasium and Class A1 and A3 units shall only take place between 08:00 and 10:00 hours Mondays to Saturdays and 10:00 to 16:00 on Sundays and public holidays."

The Application Site

6. The application site forms part of the development at nos. 37-63 Fortune Green Road. Planning permission was granted on 17 February 2005 for the redevelopment of the existing public house, shop units, car showroom/garage and petrol filling station with a part 4 part 5 storey building, incorporating basement and sub-basement, to provide a gym (Class D2) in part of the basement and ground floor, five ground floor commercial units (Class A1, A2 or A3), 22 affordable residential units at 1st to 3rd floor levels and 50 private residential units at 1st to 4th floor levels, together with 83 parking spaces. The development has been implemented and is now nearing completion.
7. The site is bounded by Fortune Green Road to the east, Fortune Green to the south and Hampstead Cemetery to the north and west. The commercial units provide an active frontage to the development along Fortune Green Road.

Access, Layout and Delivery Arrangements

8. The ground floor commercial units front eastwards onto Fortune Green Road. Public and delivery access to the units will be from Fortune Green Road, in accordance with the approved scheme.
9. It is not proposed to alter these arrangements.

Impact of the Development

10. No development is proposed as part of this application. Therefore, the proposal will not have a visual impact on the site and surroundings.

11. The impact on amenity of nearby residents has been considered. The noise impact assessment submitted with the planning application, prepared in consultation with the London Borough of Camden's Environmental Health officers, concludes that:

"deliveries undertaken between 10:00 and 16:00 on Sundays and Bank Holiday will result in acceptable noise levels and the application to vary condition 19 of Appeal decision dated 17th February 2005 should be granted."

Conclusions

12. Having had regard of the main potential impacts of the proposal, and given that no development is proposed that would alter or affect the design of or access to the building or its surroundings, it is considered that the proposal is entirely acceptable in design terms.

Turley Associates
25 November 2009