

1 Introduction

- 1.1 This Design Statement has been prepared by Mr Michel Dadoun to accompany an Application for Planning Permission for the site known as 52 Fortune Green Road, London, NW3 1UJ.
- 1.2 Located in Fortune Green Road, the application site comprises a three storey terraced house. The building is split into four self-contained units accessed via a communal internal staircase.
- 1.3 The proposal comprises the construction of a dormer window at roof level and some internal alterations.

2 Site and Surroundings

- 2.1 No. 52 Fortune Green Road is a three-storey terraced house sited on a hill. The front of the house is raised above street level and the rear is level with the ground.
- 2.2 The garden towards the rear of the property is in sole use of the rear ground floor unit.

3 Policy context

- 3.1 The property is not situated within a conservation area.
- 3.2 The building is not listed.

4 Design Proposal

- 4.1 The property currently comprises four self contained units; one 1 bed flat and one 2 bed flat at ground floor level, one large 2 bed flat at first floor level and a one 1 bed flat at roof level.
- 4.2 Due to the pitched shape of the roof the top floor unit is very uncomfortable.
- 4.3 The proposal comprises the construction of a dormer window at roof level. This will enable the top floor unit to function better.
- 4.4 The dormer will be set back from face of the building by approximately one meter. This will reduce its visibility from street level.
- 4.5 The proposed internal alterations at ground, first and roof level will not affect the exterior of the building. Also, the mix of units will not change. The amendments are aimed at rationalizing the existing flat layouts and upgrade the building in general.

5 Materials and Elevations

- 5.1 No external changes are proposed to the existing building above ground and first floor level.
- 5.2 The proposed dormer window at roof level will be entirely clad in roof tiles.
- 5.3 All new windows in the dormer will be double glazed uPVC.
- 5.4 The first floor rear extension windows are all rotten and will need replacing. The new windows will match existing. Finish painted white.

6 Refuse and Recycling

- 6.1 No amendments are proposed to the existing refuse and recycling arrangements.

7. Trees and Landscaping

- 7.1 There are no trees or hedges affected by the proposed works.

8 Parking

- 8.1 No amendments are proposed to the existing parking arrangements.

9. Conclusion

- 9.1 We are confident that the proposals described in this planning application will make a positive contribution to the area.
- 9.2 These proposals will enable this property to be sensitively enhanced by upgrading the building fabric and creating a new extension of high quality. This will improve the property for use as a multi occupancy house.

1. Underlying Philosophy

- 1.1. The Applicant fully intends to comply with current regulations and good practice. The applicant wishes to make the new development as accessible as possible, in line with local planning policy and the obligations imposed on the applicant as service provider under the Disability Discrimination Act 2005, in as far as this is achievable within the confines of working with an existing building.

2. Influencing Legislation at the Application Site

- 2.1. The Applicant acknowledges that the proposed development at 52 Fortune Green Road, London, NW3 1UJ, presents issues relating to accessibility and inclusion which will need to be addressed if the obligations imposed on them by the Disability Discrimination Act 2005 (DDA) are to be met.
- 2.2. The designers of the development will be encouraged to work to the latest legislation and good practice guidance on accessibility available at the design and construction stages. These will include, for example, BS 8300:2001 (Design of buildings and their approaches to meet the needs of disabled people), The Building Regulations Part B (Fire Safety), Part M (Access to and use of buildings) and Part K (Protection from falling, collision and impact), and BS 5588 - part 8 (Fire precautions in the design, construction and use of buildings).
- 2.3. How the design, the provision of features and facilities, and the selection of materials will influence any obligations imposed by other legislation affecting the on-going management of the facility (such as the Occupiers Liability Acts 1957 and 1984, the Human Rights Act: 1998 and The Equal Treatment Directive 1975 - Amended 2002), will also be taken into consideration.
- 2.4. Other good practice guidance to be considered will include: The Sign Design Guide – a guide to inclusive signage (JMU Access Partnership and The Sign Design Society), The Code for Lighting 2001 (Society of Light and Lighting - CIBSE), the Department for Transport (Inclusive Mobility), the ODPM (Planning and Access for Disabled People), and DRC Codes of Practice.

3. Specific 'Access Issues' with the proposal

- 3.1. Where reasonably achievable the dormer window is compliant with requirements of the Approved Documents, Part M.

4. The Approach

- 4.1. The area outside the main entrance to the property will not be changed.

5. Entrance

- 5.1. The existing main entrance will not be altered.

5.2. All new accesses to the property will be designed in line with the Approved Document Part M (2004) of the Building Regulations, and local planning requirements.

6. Car Parking:

6.1. The existing parking arrangement will not be altered.

7. Décor:

7.1. The colour scheme will be chosen to highlight walls, floors, counter doors and ironmongery. The guidance used will be from design guidance produced by ICI Paints and the Royal National Institute for the Blind.

8. Evacuation:

8.1. In an emergency, residents will evacuate through the main entrance door at ground floor level and through the light wells at basement level. All features and materials will comply with Part B of the Building Regulations. Alarm systems are to be installed.

9. Conclusion:

We are confident that the proposals described in this planning application will make a wholly positive contribution to the London Borough of Camden.