

Design and Access Statement

27-29 Fortune Green Road, London NW6 1DU

The site is situated on Fortune Green Road a main thoroughfare which is well served by local amenities. Only 0.5 miles away to the South is West Hampstead Underground Station, British Rail Station and Thames Link Station. Numerous bus routes operate along Fortune Green Road and other nearby road such as Finchley road.

The existing three storey building is currently being used as a restaurant to the ground floor and two three bedroom flats to the first and second floor. Access to the residential parts of the building is via a side access road. No off street parking is available.

The surrounding roads are part of a controlled parking zone and residents parking permits are available from the Local Authority. Similarly pay and display parking bays are available to visitors.

The proposed development is for the conversion of the upper levels to 2 no 1 Bedroom flats and 4 no studio flats.

Through this conversion no alterations are proposed to the elevations of the building.

The ground floor restaurant will remain uninterrupted and unchanged.

Overall the conversion is in keeping with the character of the area.

The residential development for 6 no self contained flats is in line with Local Authority standards.

Parking provisions can not be seen as a constraint due to high accessibility level of Fortune Green Road, not only because of its proximity to local amenities but also because of the ease of access via public transport to central London.

If considered necessary, our clients would agree to a Section 106 car free agreement.

Due to the characteristics of the existing building no disabled access is possible to the upper levels. However, provisions will be made for level approach to doors, wider door openings, contrasting colours to walls/doors and door furniture, vision panels to doors in all common parts areas.

The upper level apartments can not be accessed by disabled persons on wheel chairs, as no lift can be incorporated into the scheme due to constraints in the available floor space at ground floor level. However, "Lifetime Homes" standards will be adopted for the one of the first floor apartments. This will be achieved by allowing for wider door openings, allowing 300mm clear gap to leading edge of door, fully accessible toilet facilities, windows to be set at 800mm height from the floor, sockets and switch plates to be set at disabled standard heights, contrasting colours to walls/doors and door furniture.

CG – Jan. 2007

26 JAN 2007