

DESIGN & ACCESS STATEMENT

76a FORTUNE GREEN ROAD | LONDON | NW6

01 THE SITE

The site is a three-story mid-terrace building on the sloping Fortune Green Road. It comprises a mixed office and residential use. The ground floor is used as office space, currently occupied by London Habitat Estate Agents. The two existing floors above are residential. At ground floor level there are adjoining shops with a variety of uses.

02 SITE APPROACH & CONTEXT

The site is currently approached from Fortune Green Road. The area generally consists of retail units at ground floor level with residential or ancillary accommodation occupying the floors above. The buildings on the east side of Fortune Green Road have designated private forecourts that step down its slope. The site sits opposite Fortune Green, a public park to the west which accesses Hampstead cemetery. The site is approximately fifteen minutes walk to the nearest underground and rail stations at West Hampstead.

03 PROPOSED DEVELOPMENT

The proposal is to erect a third floor loft extension at 76 Fortune Green Road to accommodate a kitchen and living room as part of a newly formed maisonette at second and third floor levels. The proposed maisonette will incorporate the spaces of an existing flat on the second floor (planning for which has been previously granted). The project will also involve the construction of a new flight of stairs linking the second floor and proposed third floor, and a roof terrace that is accessed off this new stair. The roof terrace will utilise obscure glazing to prevent any overlooking issues in regards to neighbouring properties and existing roof terraces.

04 PLANNING HISTORY

Planning application reference: PWNX0202032
Withdrawn application for change of use of the ground floor from a retail shop to a restaurant.

Planning application reference: 2014/2772/P

Full Planning Permission Granted on 20.06.14 : Erection of mansard roof extension with front and rear dormers to provide additional accommodation to existing flat (class C3). Conditions refer to materials and are as follows - slate roof, timber sash windows, lead faced dormers.

05 EXISTING & PROPOSED USE

All existing parts of the building will retain their current use. There are no changes planned to the building fabric other than at third floor / roof terrace level.



05: DESIGN & APPEARANCE

It is proposed that the third floor extension will comprise a flat-topped mansard roof with dormer windows which will match those of neighbouring buildings on Fortune Green Road. Please refer to drawings 400JG/EX/02 and 400JG/PR/02 for comparison of existing and proposed elevations.

The mansard roof has been identified as the appropriate design solution for this extension as it will have no significant negative impact on the appearance of the building from the street. Whilst being clearly visible, it will reflect similar development at third floor level on Fortune Green Road currently and will abut the existing third floor of no. 78 Fortune Green Road. There is an established form of mansard roof addition at third floor level to this particular terrace and continuing the pattern of development would help to visually unite this group of buildings and the townscape.

Modifications to the internal layout are proposed to create spaces that follow the minimum space standards for a one-bedroom flat as set out in the London Housing Design Guide. The net internal floor area of the new maisonette will be 50 m² in line with minimum GIA.

07: SCALE

The height of the proposed extension will not rise above the general height of neighbouring projections and nearby extensions and also reflects design guidance in relation to height of mansard roofs as contained in CPG Design 1 document.

08: ACCESS

All current points of access to the property are to be retained, pedestrian access via an existing entrance on Fortune Green Road. The entrance to the newly formed maisonette in question will be accessed via an existing communal staircase. The maisonette itself will house a private staircase for access to third floor level. As an extension to an existing upper floor flat with no potential for wheelchair access, no further wheelchair access is possible and is not proposed.

09: PROPOSED MATERIALS

All new external work shall be carried out in materials that relate to the character and appearance of the existing building and the wider area, resembling in colour and texture that of similar existing mansard roof extensions on Fortune Green Road.

Interior: Normal interior building materials required to achieve a high quality finish.

Roof: slate

Windows: timber sash windows in lead dormers.

10: SUSTAINABILITY

The proposal aims to build a habitable space within a flat topped mansard roof which will be insulated in accordance with the latest Building Regulation standards which will reduce the energy required to maintain a comfortable internal temperature. The proposed extension will be energy efficient.

11: SPECIAL HISTORIC & ARCHITECTURAL INTEREST

The mansard roof extension will be designed to blend with the existing building.

12: SERVICING

As an extension to an existing dwelling, the provision is the same as existing.

13: ROOF TERRACE

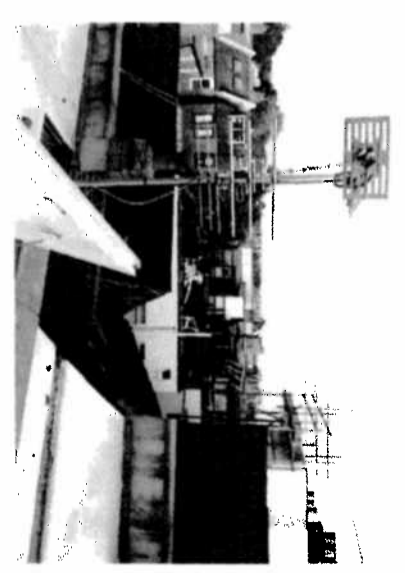
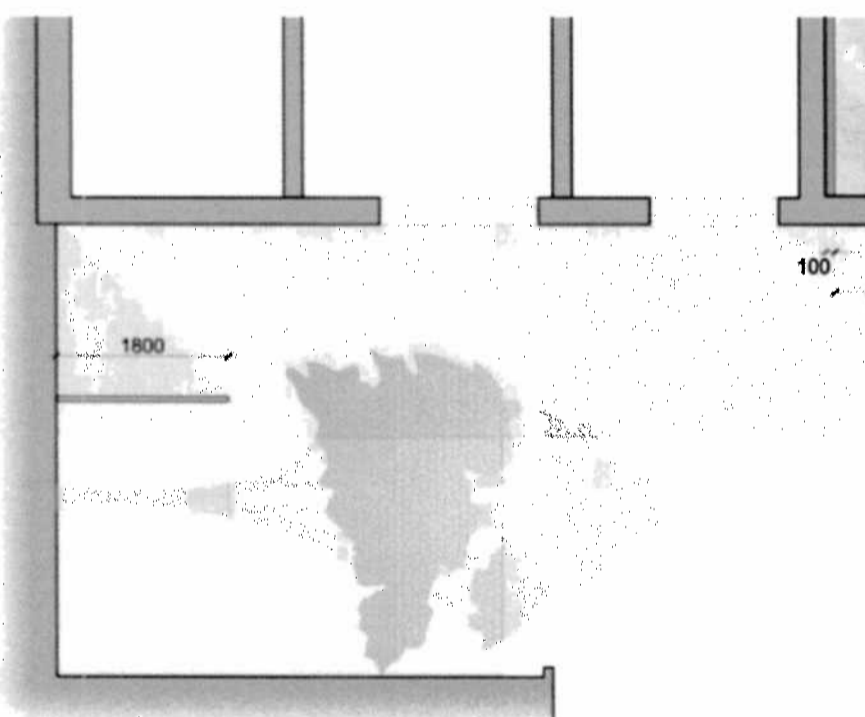
It is proposed that the third floor extension will comprise a Roof Terrace, to be accessed from the new stair between floors 2 & 3. The proposal seeks to consider existing roof terraces and neighbouring properties within the immediate context by minimising any overlooking issues via a 1.8m perimeter wall, 550 mm of which will be obscured glazing, with brick wall below to suit existing.

There are a number of roof terraces to the rear of properties along Fortune Green Road, some of which can be identified in the images below. The proposal can also be compared to the adjacent roof terrace at No.78 Fortune Green Road in drawing no. 400JG/PR02 & 03, giving an idea of relative heights / roof levels.

CLEAR VIEW



OBSCURED VIEW



VISION SPILAY DIAGRAM 1 - Overlooking view from

Photos from the existing roof identifying existing roof terraces in the surrounding immediate context.

EXISTING SITE PHOTOS

