



Andooi
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17th December 2014

Dear Sir/Madam,

Application for Planning Permission for Weech Hall, London NW6 1DJ

Please find attached the above application. The property is a four storey block of flats at the junction of Weech Road and Fortune Green Road. The site is outside the Borough's Conservation Areas.

The proposal is for an extension over part of the roof to form one new 2 bedroom apartment, including raising the existing perimeter parapet wall, alterations to the rear external stairs in connection with the provision of a dedicated elevator and alterations to the area to the rear involving the demolition of the existing garage to provide four parking spaces and bin storage for the whole building.

Please note that this is a revised application from that submitted under reference 2014/6457/P responding to concerns raised.

Weech Hall is a red brick 1930's block in a simple Art Deco style of 16 flats on the east side of Fortune Green Road on the south side of its junction with Weech Road. There is an area behind the block accessed from Weech Road that currently has a freestanding brick garage and an open area of ground.

Access to the existing flats is via two doors on Fortune Green Road giving on to communal internal staircases and also via external communal stair cases to the rear.

Design

Designed to integrate with the existing building following window alignments and building forms the new structure is proposed to be set well back from all existing street façades reducing to a minimum any visibility from street level.

It is proposed that the walls will be finished in white render to match the rendered sections of the front facade

Internally the proposal has been laid out as a single 2 bedroom unit with a small roof terrace surrounded by glass balustrade to the east end of the building also set well back from the street façade.

Access to the new unit is proposed via the rebuilding of the rear external south stair case to incorporate a dedicated elevator.



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It is further proposed to demolish the garage to the rear and re-landscape this area to include 4 car parking spaces and dedicated bin storage for all the flats. Currently there is no bin storage on site.

Planning Considerations

Core Strategy policy CS6, along with Development policy DP2, are both formulated to maximise the supply of homes in the Borough by making best use of existing sites. The Development Policies document states that the Borough can increase its supply of housing by ensuring that residential "densities should generally fall within the cells towards the right and bottom of the matrix, i.e. 45 to 405 dwellings per hectare". The site currently represents a density of 243 units per hectare and this proposal increases that to 259 dph.

The Development Policies document goes on to say that higher densities will also depend on "accessibility, the character and built form of the surroundings, and protecting the amenity of occupiers and neighbours".

The proposal site is well connected by public transport with bus routes both directly outside on Fortune Green Road (linking to West Hampstead Underground and Overground stations) and on the Finchley Road (A41) with links to Central London and to the north, thus we believe the access to the site is excellent.

To the east of the site are substantial individual properties on Weech Road, to the north and south the parades of shops and business and residential blocks on Fortune Green Road and to the west the large mixed use recent development at 33-67 Fortune Green Road. As noted above the proposal has been set well back from the existing street facades which, along with the proposed raising of the existing perimeter parapet by approx. 225mm will render the proposal virtually invisible from the street scene.

As with any city site there are properties that are, to a certain extent, overlooked by a proposal. In this case the rear windows of both units will look along the backs of the gardens of the south side of Weech Road and the north side of Ingham Road. However none of the proposed windows face directly at any existing windows on other properties and it is our contention that the proposal has no more overlooking potential than that that already exists with the current situation.

The building opposite at no 33-67 Fortune Green Road (Alfred Court) establishes a built height that is higher than that proposed here.

Please contact us if you require any further information or clarification.

Yours faithfully,

David Anderson