

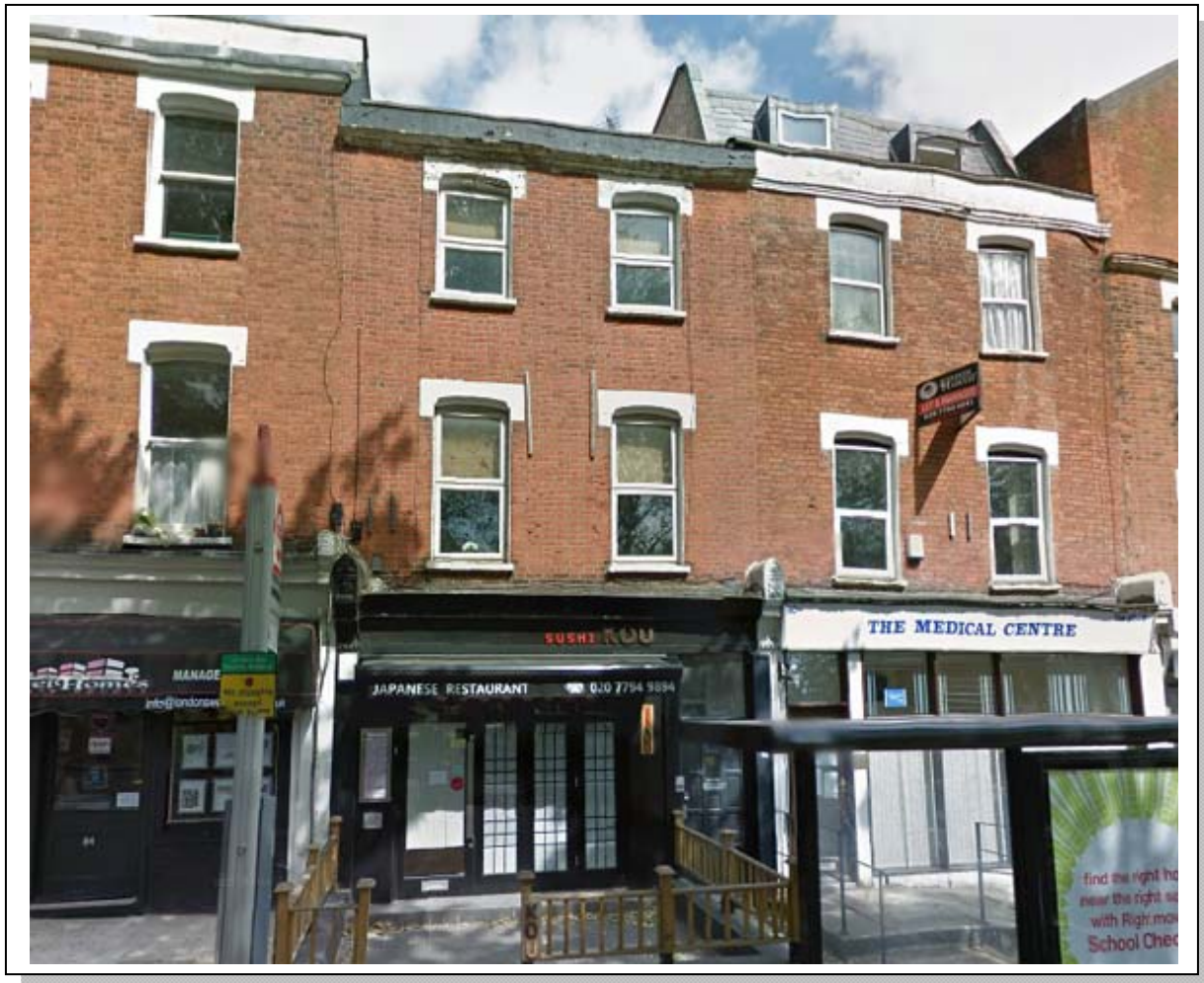
DESIGN AND ACCESS STATEMENT

Site: 82 Fortune Green Road, NW6 1DS

Proposal: Extensions to the rear of the second floor flat and mansard roof above.

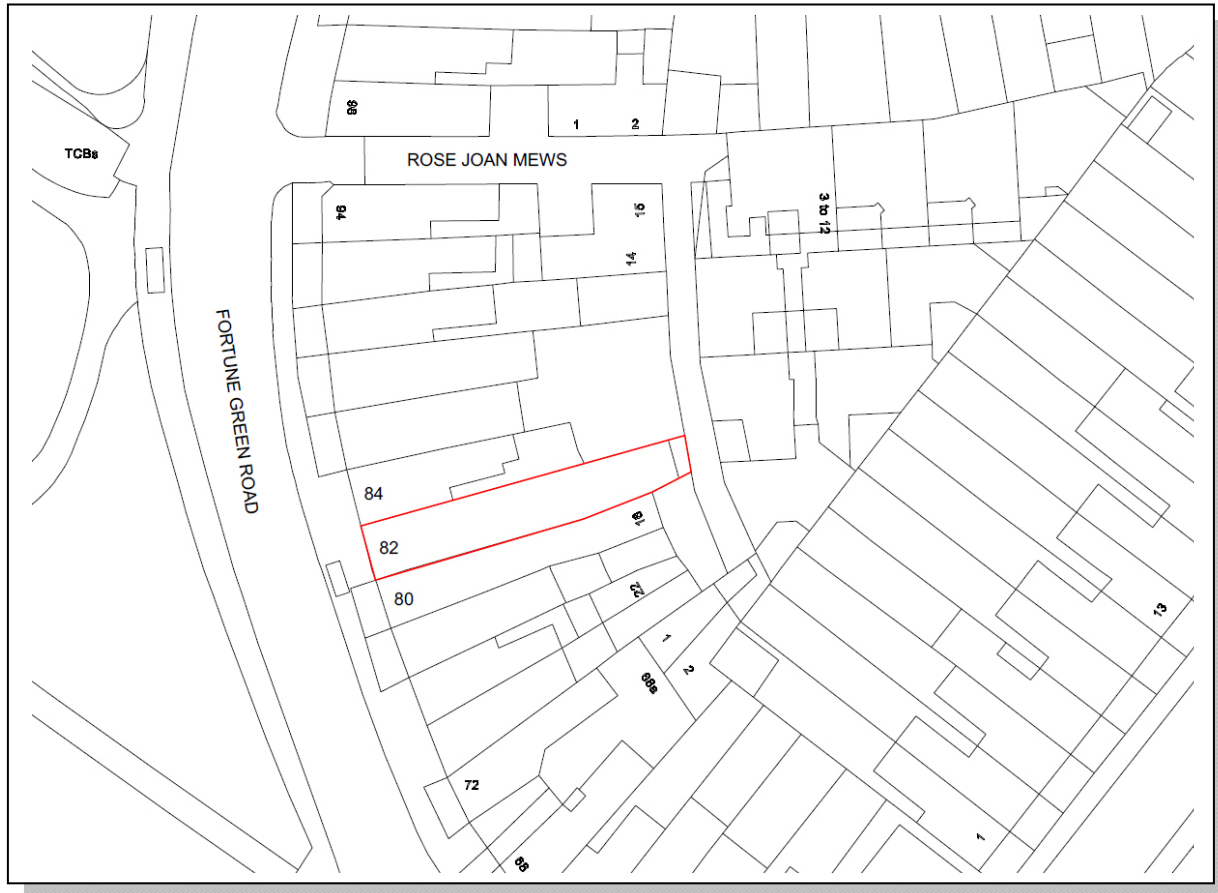
Applicant: Mr Steve Sun of Sun 99 Pensions

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THE SITE



The property is a three storey mid-terrace and located to the eastern side of Fortune Green Road. It comprises of a mixed use A3 restaurant and residential use. The ground floor unit is currently vacant and was in A3 café/restaurant use. The first and second floors are two units of self-contained flats.

The site relates to an existing second floor flat. The site is not located within a conservation area, nor is the building listed.

CONTEXT

The neighbourhood consists of a mixed commercial and residential layout with ground floor retail units and upstairs residential or office uses. The site is on good bus route and close to the West Hamstead underground and railway stations with a 15mins walking distances.

PROPOSAL

Planning permission is sought for a second floor rear extension and mansard roof extension with further extension to the rear on third floor level. The extensions would follow the footprint of the first floor rear project below and be built in materials to match the existing property, with a front mansard roof and rear flat roof, obscured windows in the northern side of the property and sash window in the rear to match fenestration details of the lower floors.

After extending, the two floors would form a self-contained flat comprises of a living room, kitchen diner, 3 bedrooms and 3 bath/shower-rooms.

The proposed design would match and reflect the development at 80 Fortune Green Road, NW6 1DS (planning application Ref: 2007/1233/P) with a front mansard roof which is considered to have no significant negative impact on the appearance of the building from the street.

The proposed internal layout would provide generous space for the future occupiers and exceeds the minimum GIA of 61SQM for a 3 bedroom flat. It is therefore considered that proposed would meet the following policies: H3 (New Housing and Changes of Use to Residential), H7 (Standards and Guidelines), H10 (New Development) of the UDP and the Planning Standards Guidelines.

SCALE

The proposed height of the mansard roof extension would match that of the adjacent property at 80 Fortune Green Road, NW6 1DS. The depth of the proposed second floor rear extension would also match that of No. 80.

ACCESS

Access to the flats is to be retained via the main entrance facing Fortune Green Road.

SUSTAINABILITY

The proposed development has been designed to provide a well insulated green roof above the extensions to provide for greater sustainability gains and to meet the current Building Regulations.

MATERIALS

All (building) materials will be B rated or above as referred to the BRE Green Guide to Specification. All timber used will be certified to have been sourced from sustainable forests. All external materials to be used to match existing building's materials, character and appearance.

ADDITIONAL NOTE

The ground floor A3 café/restaurant is currently vacant and the applicant is planning to change the use from A3 to A1/2 under GPDO rights. Hence, the obsolete kitchen extract is to be removed permanently.