

“Design/ Access Statement”

for

**Planning Application
at
56-58 Fortune Green Road
London
NW6 1DT**

August 2016

Introduction

The application site is set in Fortune Green Road, at the end of a terrace of small commercial properties. The adjoining premises is No. 60 Fortune Green Road. The site area is circa 60 m² in area.

Site

The site is bounded to the left by No. 160 Goldhurst Terrace. The site is bounded to the right by No. 60 Fortune Green Road. The proposed planning permission will have no detrimental effect on any of the neighbouring properties.

The Proposals Design Considerations

The proposed change of use represents a good opportunity for GPS Ltd, currently occupying No.60 Fortune Green Road, to move to a bigger premises next door at No.56-58 Fortune Green Road. All changes are internal.

The site is currently vacant, since the café closed circa April 2016.

Accessibility

The proposed new premises will have level access from the street to the property via an already constructed mini ramp.

No.56 and No.58 Fortune Green Road are situated within easy access to local bus routes and London underground at nearby West Hampstead underground station. The walking access to public transport is within five minutes.

Sustainability

It is intended that environmentally friendly materials are used wherever possible.

Summary

We believe that the proposal will enhance the current street scene and at the same time provide a useful office accommodation, thus maximising the full potential of the property whilst being sustainable within its environment.