



Design & Access Statement
In Support of
Rear First Floor Extension
At 114 Fortune Green Road
London
NW6 1DH



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Use

This property is a three storey brick construction building located on the busy Fortune Green Road. It is commercial at ground floor and residential on the first and second floors.

The owner of the upper floors is advancing in age and is having trouble with facilities at the second floor level. He is proposing a part rear extension to convert a living room to an ensuite bedroom. As existing the proposed space is an open balcony area.

Proposals

The entire ground floor will remain unchanged.

Layout

The First floor will be extended by an additional 11 Sq.m and the second floor is unchanged.

Landscaping/Amenity Space

There is limited scope for landscaping.

Appearance

There will be no impact on the street scene as the front elevation is retained and the proposal is at the rear.

Access

All existing accesses remain as they are.

Disabled Access

The building is has a low entry threshold which does not deter disabled access and none of the works will make it worse.

Transport

Cars/Pedestrians

There is no provision for parking but the site is a popular shopping area and most of the clients are within walking distance of the proposed restaurant.

Summary

My client is proposing an internal alteration for improving his living standards. A daylight assessment report has been commissioned to show minimum impact on neighbouring properties

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