

DESIGN, ACCESS AND PLANNING STATEMENT

For 14 Fortune Green Road
Ground Floor Flat
NW6 1UE

1st December 2017

The street elevation is stepped along Fortune Green Road with number 14 forming one of these steps. The building is not listed nor is it within the setting of a listed building but is located within West End Green conservation area.

The building is presumed to be of traditional brick construction with the front and rear elevations being comprised of myriad brick type and bond. The door and window frames have are no longer original and comprise of a mixture of painted timber and uPVC with various casement openings.

Proposed Works

The proposed design has been heavily influenced by the original building and various changes to the rear elevation and are intended to complement and add to this history of this facade.

The neighbouring property to the east has been extended to the rear meaning the existing rear elevation is some-what unbalanced. The proposed works follow the building lines of this extension in a bid to rebalance the facade and reform the connection of these two properties reading as a pair.

The proposed works are not visible from the street and do not impact on the street elevation.

Access

The current internal layout means that the rear of the property is only accessible through the living and dining room. The revised layout greatly improves access through the property and ensures that each of the bedrooms has a safe means of escape via a fire protected corridor to the street. All works are to be carried out in strict accordance with current building regulations.

Conclusion

In summary, it is considered that the proposed works are in keeping with current planning guidelines while bringing the property up to current building standards.

PT 2017