

16 ROSE JOAN MEWS NW6 1DQ (LAND TO REAR OF 80 FORTUNE GREEN ROAD LONDON NW6 1DS)

**PROPOSED SECOND FLOOR EXTENSION TO EXISTING
STUDIO FLAT FACING ROSE JOAN MEWS.**



View from Rose Joan Mews

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1. Location and Description of site

- 1.1 The site of no. 80 fronts Fortune Green Road and runs through to Rose Joan Mews at the rear.
- 1.2 At the rear of the site a studio flat has been created at first floor level which fronts on to Rose Joan Mews. This flat is the subject of this planning application.
- 1.3 The remainder of the building comprises a small doctor's surgery at ground and first floor and with two self contained flats at second and third floor levels fronting onto Fortune Green Road.
- 1.4 Since planning permission was granted for the studio flat the Council have given the studio flat's address as 16 Rose Joan Mews NW6 1DQ, although this is not consecutive numbering with the neighbouring properties.
- 1.5 The site is not within a Conservation Area but it is designated as falling within a Neighbourhood Shopping Parade in the UDP.

2. Description of building

- 2.1 No. 80 Fortune Green Road is a mid terrace four storey Victorian building fronting Fortune Green Road with rear access onto Rose Joan Mews.
- 2.2 The front elevation has been built in red facing bricks with stone dressings to the upper windows. The ground floor has a full width shopfront as do the neighbouring buildings. The roof is a mansard with slates and dormer windows.
- 2.3 The original building would have had stabling and storage buildings at the rear accessed from the rear mews now called Rose Joan Mews.
- 2.4 The ground floor has been extended through to the rear mews leaving a lightwell between the front building and the rear building. The rear of the building is set back approximately 4m. from Rose Joan Mews.
- 2.5 The first floor studio flat has white rendered walls with grey aluminium framed windows and a curved metal clad roof with a white fascia. This flat is accessed by an external steel staircase.

3 Planning History

- 3.1 The rear studio flat was granted approval on 10th. February 2009 – “Erection of first floor extension above the existing rear ground floor and change of use of part of the ground floor D1 floor space to create a first floor studio flat accessed from Rose Joan Mews (ref. 2008/2396/P).
- 3.2 Details of the facing render and timber panelling were approved on 24th. December 2009 (ref. 2009/4858/P).
- 3.3 Amendments were granted on 23rd. April 2012 for “alterations to roof pitch, omit maple cladding and replace with render on rear elevation, no change of use of D1 at ground floor and installation of external metal staircase from ground to first floor on rear elevation.” (ref. 2012/1219/P).
- 3.4 A further application was granted on the 20th. May 2013 for the “retention of obscured glazed window to first floor rear elevation of residential unit (Class C3).” (ref. 2013/1093/P).

4 Proposals

- 4.1 The proposal is to extend the rear studio flat vertically to form a one bedroom flat. The current studio flat is entered at first floor level via an open steel staircase from the rear mews. The rear façade is set back just over 4m. from Rose Joan Mews which allows adequate space for the parking of refuse bins and bicycles.

5 Design

- 5.1 The façade fronting Rose Joan Mews will be extended vertically and will be finished in white render to match the existing.
- 5.2 The new window will be of a similar proportion to the existing first floor window and will have grey powder coated aluminium frames to match. The rear and two side elevations will also be rendered and painted white to match the existing.
- 5.3 The rear wall will be set back to form a private terrace accessed by sliding aluminium framed glazed doors. These doors will be opacified to prevent overlooking of the surrounding properties. Similarly the rear terrace will have an 1800mm. high white hit and miss screen for privacy. It is considered that sufficient daylight will come through the window onto Rose Joan Mews to light the new second floor.
- 5.4 A flush-glaze rooflight will be provided over the bathroom to light this room. The rooflight will be obscured glass to maintain privacy.
- 5.5 The flat roof will be covered with a grey single ply membrane.

6. Planning Considerations.

- 6.1 There are a number of properties in Rose Joan Mews that have recently been extended or are currently being extended to three storeys in height.
- 6.2 Planning permission was granted on 26th. June 2014 for the construction of a three storey family dwelling (Class C3) on the land to the rear of Nos. 74 and 76 Fortune Green Road. (ref. 2013/6672/P). This has been constructed and is shown in the photograph section of this D & A Statement. This property is numbered 22 Rose Joan Mews.
- 6.3 Planning permission was granted on 14th. March 2014 for the construction of 2 no. part 2 / part 3 storey dwelling houses on the land at the rear of 84-86 Fortune Green Road. (ref. 2013/1045/P). These buildings are numbered 17-18 Rose Joan Mews and are currently under construction.

7 Parking

- 7.1 There is no private parking to this property.
- 7.2 There is space for parking of bicycles beneath the external staircase at the rear.

8 Landscaping

- 8.1 There is no landscaping applicable to this application.

9 Access

- 9.1 The existing studio flat is approached by an external steel staircase.
- 9.2 Access to the proposed first floor will be by means of an internal staircase.

10. Refuse

- 10.1 Refuse and recycling bins are stored at the rear of the property.

11. Photographs



Front of property viewed from Fortune Green Road



Rear of property viewed from Rose Joan Mews



Rear access staircase



Three storey extension to no. 18 Rose Joan Mews (under construction)



Three storey building at 22 Rose Joan Mews



View looking towards nos. 3-12 Rose Joan Mews.

GERALD LONG RIBA January 2018