

Design and Access Statement in respect of 100- 104 Fortune Green Road, London NW6

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1.0

The application site is comprised of a terrace of 3 no three storey buildings. They have commercial ground floors with residential first and second floors accessed via front entrance doors from the pavement.

100 Fortune Green Road has 1 duplex flat first and second floor levels.

102 Fortune Green Road has three flats at first and second floor levels.

104 Fortune Green Road has 2 flats at first and second floor levels.

The buildings are located on the eastern side of Fortune Green Road close to the junction with Finchley Road



Block plan photo (source google images)

The site lies just to the north of the slightly busier West Hampstead and West End Green. The latter is also a designated Conservation Area and although the application site does not lie within this zone it still resides in an attractive part of the Borough where traditionally detailed buildings are the norm.



Site plan photo (course google images)

The building is traditionally constructed with masonry external walls and rendered widow arches and roof trims.



Elevation to Fortune Green Road

The application site is directly opposite the more recent development that adjoins Fortune Green and which is a mixture of 4 and 5 storey buildings.



Building opposite the site.

2.0

The submitted scheme proposes the vertical extension of the building by adding a third floor within a new mansard roof construction and converting the upper parts of all three units to form 8 no self contained flats, the sizes of which are set out below:

FLAT 100A: First floor (2B 3p) 63sq.m
 FLAT 102A: First floor (2B 3p) 65sq.m
 FLAT 104A: First floor (2B 3p) 65sq.m
 FLAT 100B: Second floor (Studio 1p) 39sq.m
 FLAT 102B: Second floor (Studio 1p) 39sq.m
 FLAT 104B: Second floor (Studio 1p) 39sq.m
 FLAT 102C: Third floor (2B 4p) 85sq.m
 Flat 104C: Third floor (studio 1p) 38sq.m

Flats 102C and 104C are located within the newly formed mansard roof and reference is made to the London Plan which states that floor areas within sloping roofs will only be classified as habitable with a headroom in excess of 1.5m. The floor area quoted above reflects this requirement.

The mix of flats provided will assist in adding to the range of properties available for local residents and their location over commercial ground floor within a town centre location will mean that they are more affordable once completed and made available for rent or sale. The range of unit sizes shows compliance with Policy 1 (ii).

The London Plan, through policies 2.15 (Page 163 of the Supplementary Guidance Note for Housing) seeks to encourage the re-use of buildings into a variety of uses within town centre locations.

All the above comply with Policy 3.5 of the London Plan and Table 2.1 of the Sustainable Design and Construction SPD.

Where possible “like for like” room uses have been kept above one another but where this was not possible due to layout reasons, it is proposed to enhance the sound insulation so that it provides 3dB in excess of the standard minimum of the building regulations.

All of the flats have dual aspect providing different views out from within the unit together with providing through ventilation and enhanced lighting levels during different periods of the day.

3.0

Extensions have been proposed above and behind the existing building. The two are dealt with separately below:

Vertical Extension-



Application site and neighbouring building, 106 Fortune Green Road.

The new mansard roof has been designed to reflect the existing rooflines of 106 Fortune Green Road, even though this property is lower. The incorporation of a new mansard roof will blend with the existing roofs at 106 and 108.

Drawing Nos 4998/12 and 14 show the relationship between the application buildings and those on the opposite side of the road. Even with the new mansard roof added the level of new roofline would be below that of the building opposite. The scale of the proposed development is therefore in-keeping with the area and will not introduce anything that is out of character or dominant.

Reference to Policy 2 Design & Character (ndpwesthamsptead) is made and this policy has been carefully considered within the production of the application.

Materials and window styles will be re-created within the new floor to allow a harmonious appearance. The mansard will be finished with slate tiling and dormer windows.

The local views which are specifically identified within the proposals Map 2, will not be affected by the proposed development.

The application drawings also include street scene information. The mansard roof will be in scale with the general build up of the street,

Rear Extension-



Application properties viewed from the rear.

The existing rear elevation is made up from a number of roof profiles and styles together with flat roofed outriggers. As with the front elevation the buildings are all traditionally finished with facing brickwork and window detailing.

The scheme proposes a first floor extension which is to be finished in render and painted, together with the roof extension that is formed using the mansard roof construction punctuated by a brickwork section that recreates the outrigger design concept.

The resultant elevation is therefore broken up with different material finishes and constructions removing any possible “slab” appearance which can sometimes occur when dealing with extensions to terraces.

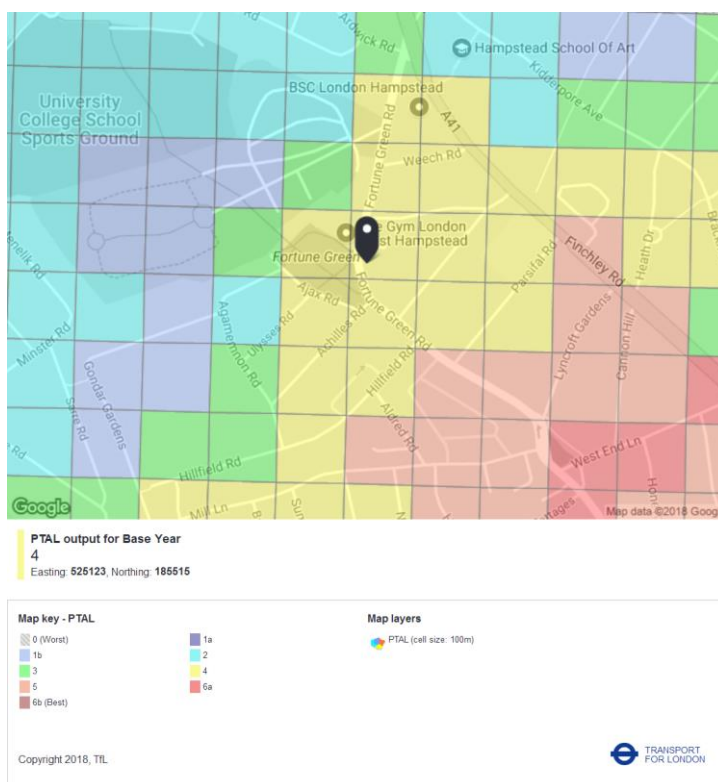


NO 98 FGR is already larger in form and rearward projection.

Also worthy of note is the mansard to No 96.

4.0 There is no amenity space provided within the existing building. The flats all have very well laid out interiors with designated spaces to enable good quality accommodation. The site is directly opposite the public open space of Fortune Green which will provide an easily accessible area of green space.

5.0 No site parking is provided. It's town centre location means that it is perfectly suited for a car free development.



The site is located with good connections to public transport having a bus stops within very short walking distances. The site has a good PTAL rating of 4.

The site is also well located for local amenities with the shopping areas being available within the immediate area.

- 6.0 | There is no available space for cycle storage at the front of the property due to the arrangement of the existing access staircases. Storage can be provided to the rear of the site accessible via the service road to the rear.
- 7.0 | It is proposed to continue the current arrangement for refuse collection which is done so from the street.
- 8.0 | In conclusion - The scheme has been carefully prepared to accommodate and respect planning policy, both local and central, and makes efficient use of the space to provide good quality accommodation for the local area. The building is perfectly suited for conversion and with carefully proposed extensions the site can be utilised without effect to neighbouring properties or the area in general.