

**Planning Design and Access Statement for
Proposed Three Storey Dwelling to the Rear of
82 Fortune Green Road. West Hampstead. London. NW6 1DS.**



View of the rear of 82 Fortune Green Road and the building to rear of 84 Fortune Green Road.



View of the rear of 82 Fortune Green Road and the new dwellings to the rear of 78 and 80 Fortune Green Road.

Physical.

The site is to the rear of 82 Fortune green Road that backs onto Rose Joan Mews. Currently the rear of the site is back up rooms for the restaurant/bar that occupies the ground floor of 82 Fortune Green Road. The adjacent properties have been developed to have new buildings that front onto Rose Joan Mews with a two storey building to the south with planning permission for a second floor extension and a three storey dwelling to the north. There are two flats above the restaurant/bar which have access only onto Fortune Green Road.

The kitchen and back-up rooms are larger than required for the operation of the restaurant/bar and so can be replaced with a new dwelling similar in scale to the new dwellings to the rear of 84 and 86 Fortune Green Road and the flat at 16 Rose Joan Mews.

Social.

The site is within a well established residential area within walking distance of local shops, bus stops and near to schools.

Economic.

The economy of the area is linked broadly to local business and commuting into London.

Involvement.

The applicant has discussed developing the rear of 82 Fortune Green Road to provide a new dwelling with the agent who has discussed the proposed new dwelling with Mr Mehdi Jafarifar who has built the new dwellings to the rear of 84 and 86 Fortune Green Road.

Evaluation.

The restaurant/bar will have new toilets and kitchen in scale with the requirements of the business. The new dwelling could be on three floors with a similar layout to the new dwellings to the rear of 84 and 86 Fortune Green Road.

Design.

The new dwelling will be similar to the new dwellings to the rear of 84 and 86 Fortune Green Road and the extended flat at 16 Rose Joan Mews.

Use.

The restaurant/bar that fronts onto Fortune Green Road will continue to operate and will have emergency escape and refuse/recycling to Fortune Green Road. The new dwelling will be a three bedrooms house with kitchen/dining and living rooms at ground floor level with a courtyard off the living room. There will be three bedrooms and bathroom on the upper two floors.

Amount.

The new dwelling is in profile very similar more stepped back than the new dwellings to the rear of 84 and 86 Fortune Green Road.

Layout.

The overall layout allows the continued use of the restaurant. The layout of the new dwelling has rooms at each floor to each side of a staircase adjacent to the party wall with 16 Rose Joan Mews to provide patio doors and windows to the east and west elevations for natural light and ventilation of all the habitable rooms. The central circulation will be illuminated by a roof light above the stairs and a window to the second floor landing.

Scale.

The new dwelling is the similar in scale as the new dwellings to the rear of 84 and 86 Fortune Green Road although stepped back more from Rose Joan Mews.

Landscaping.

There is currently no landscaping. The new dwelling will have a small front courtyard and rear decked courtyard and a second floor terrace to provide areas for planting.

Appearance.

82 Fortune Green Road will look the same from Fortune Green Road and from Rose Joan Mews will look similar to the new dwellings to the rear of 84 and 86 Fortune Green Road and the extended dwelling at 16 Rose Joan Mews.

Access.

The restaurant/bar and the flats above will maintain the existing entrances from Fortune Green Road. The new dwelling will have a main entrance door from a front courtyard off Rose Joan Mews. There is currently no access for vehicles and no access for vehicles is proposed.