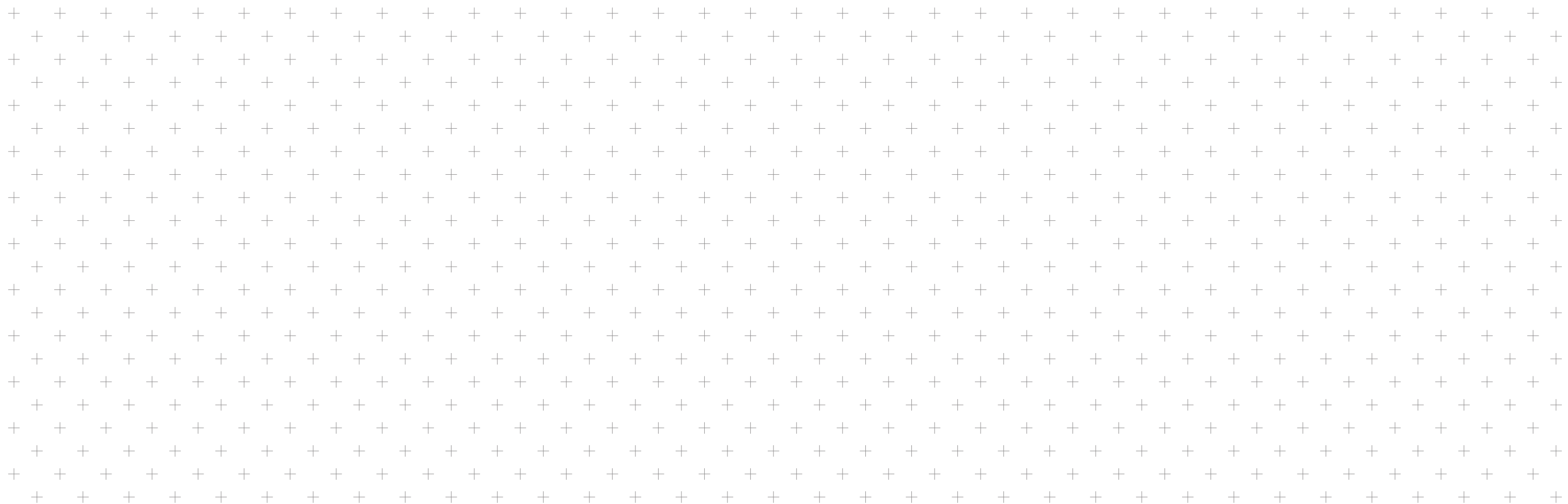


SCANNELL AND SCANNELL
architecture and design limited



92 Fortune Green Road
Planning Application
Design and Access Statement

1.0 Introduction

1.1 Overview

- 1.1.1 This design and access statement has been prepared by Scannell and Scannell Architecture and Design Limited on behalf of the applicant to support the planning application for 92 Fortune Green Road, Camden.
- 1.1.2 The proposal is for the retention of ground floor retail [Class A1] and conversion of ground floor rear to a residential 1 bed flat.

1.2 Content of this submission

- 1.2.1 This Design and Access Statement should be read in conjunction with the accompanying Planning Application Drawings submitted in support of this application. All figures and illustrations within the document are provided for illustrative purposes only unless otherwise noted.



Street View - 92 Fortune Green Road. Courtesy Google Maps

2.0 Site and Context Appraisal

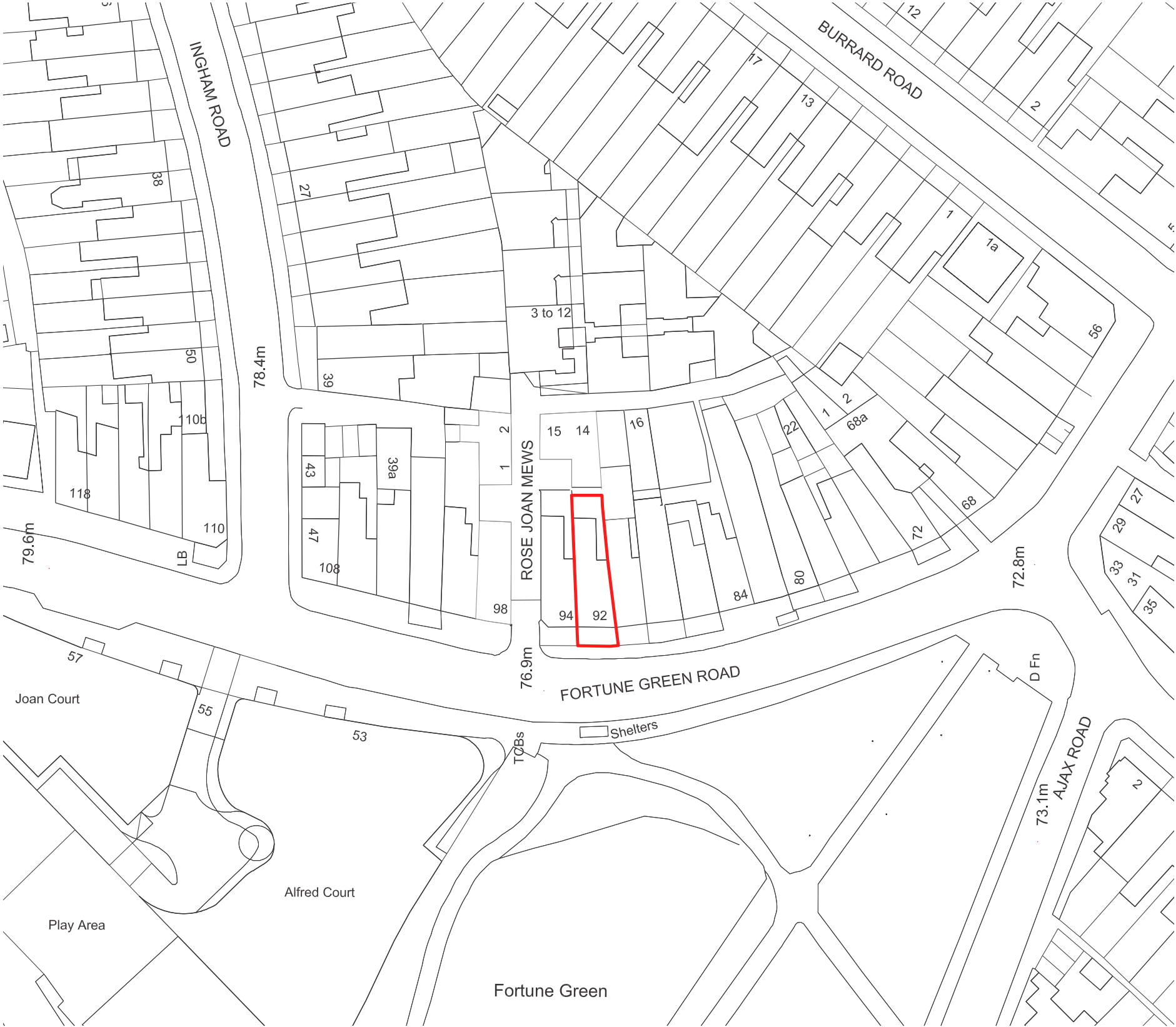
2.1 Site Location

2.1.1 The site is located at 92 Fortune Green Road, Camden, NW6 1DS.

2.2 Site Context

2.2.1 The site sits opposite Fortune Green park, within a parade of shops, with surrounding residential above and to the rear.

2.2.2 The site has very good public transport links. West Hampstead Station is a 14-minute walk and 2 local bus stops within a 1-minute walk, which connect to the wider area.



OS Map showing site location in relation to Fortune Green Park.

3.0 The Proposals

3.1 Residential Quality and Amenity

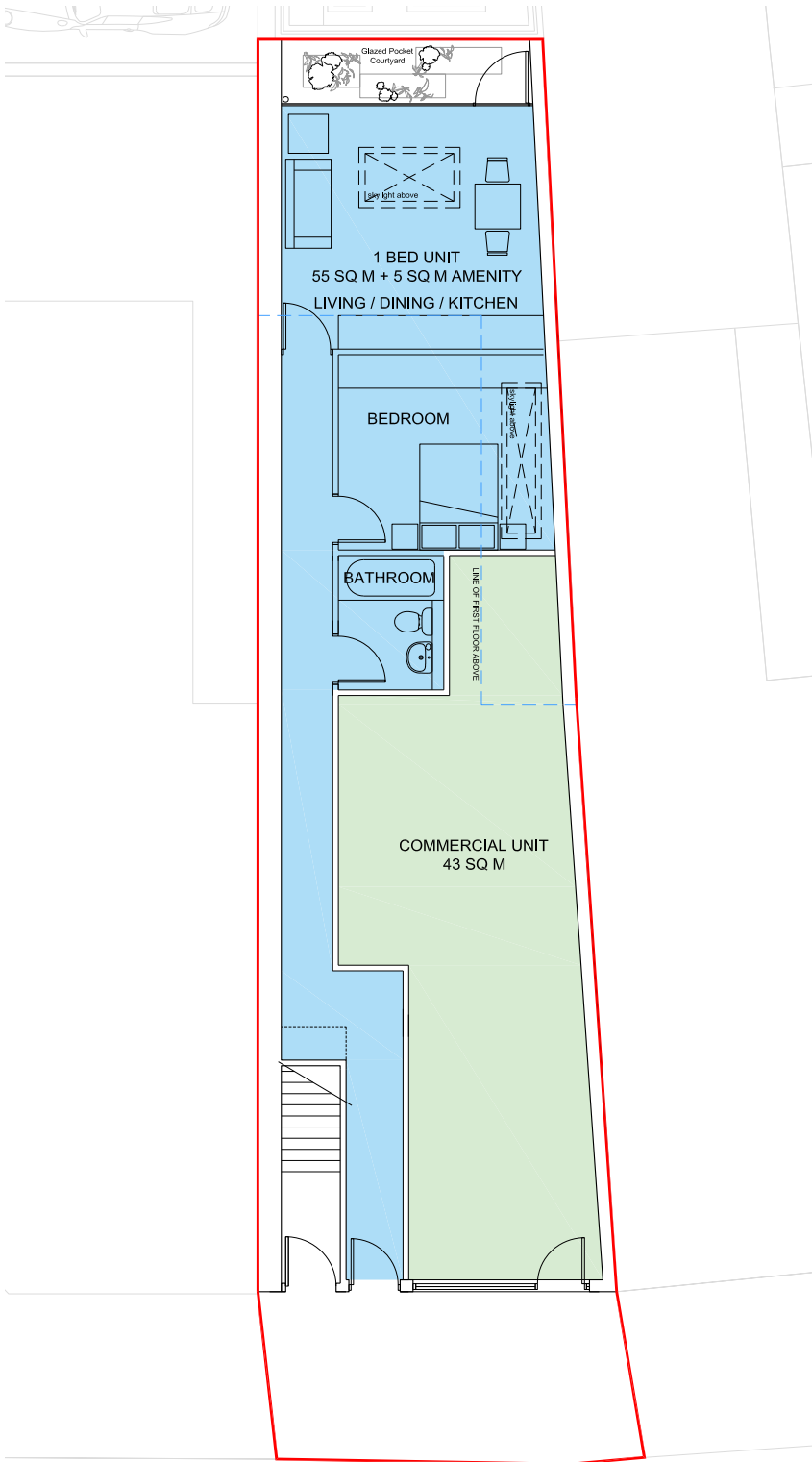
- 3.1.1 The new proposed residential unit has been designed to meet or exceed the space standards set out in the London Plan and in national policy within the Technical Housing Standards.
- 3.1.2 The unit has its own private amenity area to meet the housing SPG standards in the form of private pocket courtyard to the rear.
- 3.1.3 Natural light floods in via the new proposed pocket courtyard and through the two new skylights.

3.2 Access and Refuse

- 3.2.1 The new proposed residential unit has access directly from the street via a new residential front door.
- 3.2.2 The new property will use the existing refuse arrangements which is a 'flats above shops' rubbish and recycling street collection.

3.3 External Appearance

- 3.3.1 The shop front will be adjusted to allow the introduction of the new residential front door.



Ground Floor Plan



Examples of pocket courtyards



