

DESIGN & ACCESS STATEMENT

**63 FORTESS ROAD
LONDON NW5 1AG**

- **Internal and external alterations to existing building to create a partial conversion from 2 no. maisonettes to 1 no. maisonette and 2 no. flats with a new roof terrace serving the retained maisonette**

PLANNING APPLICATION

JOB NO: 4204/PC rev1

JANUARY 2023

1.0 Existing Building & Site

The existing building on the site is four storey end of terrace building with a pitched roof over, on the corner of Fortess Road and Fortess Yard. The building currently contains two maisonettes. Flat 1, on the ground and lower ground floors is a two-bedroom dwelling. Flat 2, on the first and second floors is a three-bedroom dwelling.

The front elevation on Fortess Road is at the end of a three-storey terrace with timber shopfronts at pavement level and flatted accommodation on the first and second floors above. The site steps down towards the rear, with the lower ground floor level lit via windows on the flank and rear elevations.

The upper floors, flank and rear elevation of the building are composed of facing brickwork, with painted timber sash windows.

The rear elevation contains a flat roof rear closet wing outrigger extension at lower ground, ground and first floors. The adjoining building at no. 65 contains a similar but one storey taller rear outrigger extension.

A planning application (ref: 2021/1919/P) for the full conversion of the building from 2 no. maisonettes into 4 no flats was submitted in April 2021 and consented in April 2022. Subsequently, the client has appointed Haines Phillips Architects to submit this application for the reduced scheme.

2.0 Proposals

The application proposals are in summary as follows:

- Internal and external alterations to the existing building to create a partial conversion from 2 no. maisonettes to 1 no. maisonette and 2 no. flats with a new roof terrace serving the retained maisonette

It is proposed to separate the four floors of the building into two separate flats at Lower Ground and Ground levels while retaining the upper, existing maisonette at First and Second Floor levels. A new roof terrace will be created over the existing outrigger to the rear of the property to serve the maisonette.

Lower ground floor level Flat 1 (1 bed, 2 person) will be accessed via a new side entrance and entrance court from Fortess Yard. The floor level of the existing rear yard will be lowered to create this entrance court, as well as a new rear courtyard area. A new French door opening is proposed in the rear outrigger for the bedroom. The entrance door to the flat is proposed within the enlarged opening of the existing window in the rear wall. The living/kitchen/dining areas of Flat 1 will be lit via high level windows in the reconfigured front elevation shopfront element and flank elevation.

Ground floor level Flat 2 (1 bed, 2 person) is entered via the ground floor communal entrance hall accessed from Fortess Road. The bedroom is proposed in the rear outrigger. A new window is proposed for the bedroom in the flank elevation of the outrigger. The living/kitchen/dining areas of Flat 2 will be lit via a new window in the flank elevation and high level windows in the reconfigured front elevation shopfront element.

The proposed roof terrace over the existing rear outrigger will have a 1.7m high, painted metal screened planter to prevent over-looking of neighbouring properties with a painted metal balustrade to the rear of the terrace, set back from the edge of the building (see drawings GA 314 PL 2, GA 411 PL 2, GA 512 PL 2 & GA 513 PL 2). The new door to access the terrace from Flat 3 will match the new French door at Lower Ground Level Flat 1.

The proposed alterations to the Fortress Road shopfront will be in materials to match the existing (painted timber stall riser and windows).

New windows proposed in the flank and rear elevations would be painted timber sash windows to match those existing in the building.

Cycle storage for Flat 1 (Lower Ground Floor) is in the secure communal area to the rear of the site, accessed via Fortress Yard. This area also contains the refuse and recycling provision for the 3 flats in a bin store (see drawing GA 311 PL 2). Cycle storage for Flat 2 is in the communal hallway (see drawing GA 312 PL 2)

3.0 Access Statement

The application site currently contains two maisonettes. The new flat and the retained maisonette in the reconfigured building will be accessed via the existing entrance door on Fortress Road (Flats 2 and 3) and via a new entrance door on the Fortress Yard flank elevation (Flat 1).