

DESIGN AND ACCESS STATEMENT

Listed Building Consent application

First Floor Flat, 60 Fortress Road, NW5 2HG

Internal alterations to layout - conversion of self contained
bedsit flat into self contained one bedroom flat.

17th November 2023



1. Front elevation 60 Fortress Road

Site Description

The First Floor Flat of 60 Fortess Road forms part of a Grade II listed building, one of a symmetrical terrace of 26 houses in 4 blocks linked by recessed entrance bays. Early C19. Yellow stock brick (some later patching), with rusticated stucco ground floors. 60 Fortess Road is not in a conservation area.

Relevant History

Planning permission was granted on 12.05.1971 for the conversion of 60 Fortess Road into two self-contained maisonettes and one self-contained bedsit flat.
Ref CTP/F12/1/8/10918

Property Description

Self contained bedsit flat on the first floor of the terraced property. The flat consists of a combined living/bedroom to the front room of the property, an internal bathroom, and small kitchen to the rear of the property.

The flat has no original features.

- Non-original plasterboard ceiling with non original C-shaped Polystyrene Coving to the front room. Unfortunately the window architraves have historically been cut where the coving passes above the windows to front living/ bedroom. See image 2.
- Non original lowered false ceiling to bathroom.
- Non-original plasterboard ceiling to rear existing kitchen
- Chimney and fireplace to the front room are retained, but with no original features. See image 3.



2. Top of architraves to Front room windows



3. Non-original fireplace surround to front room

Proposed alternations

The proposed internal alterations are to the First Floor flat only.

The alterations include the removal of non-original non load bearing partitions and construction of new stud non load bearing partitions to create larger rear room for new self contained bedroom and new shower room.

Removal of existing cold water tank and non-original false ceiling above bathroom.

New opening in original stud wall (to match existing door heights) to create shower room area.

Upgrading of the ceiling and floors to comply with Building Regulations Part B (fire safety) and Part E (sound proofing).

New electric radiators to replace existing night storage heaters.

New electric power shower and instantaneous hot water tank for kitchen and bathroom taps.

All doors are non-original and to be replaced with timber FD30 fire rated doors. New FD30 pocket sliding door to Living / Dining / Kitchen room.

New airbrick to front elevation for termination of new kitchen extractor fan. All new kitchens require extractor fans to vent to the outside to comply with Part F Building Regulations (ventilation).

New airbrick on front elevation to match existing brick colour.

There are a number of existing precedents of grilles, vents and airbricks (matching and non matching) on the front elevations of numbers 44, 48, 52, 64, 66, and 90 Fortress Road.

See images 6 -11 on following page.

All external windows and balconies to remain as existing.

Access

Access to the First Floor Flat will remain as existing with the communal entrance and hallway on ground and first floors with stair access only.



4. Front Elevation indicating location of First Floor Flat



5. Rear Elevation indicating location of First Floor Flat

Examples of existing precedents of grilles, vents and airbricks on the front elevations of neighbouring properties on Fortress Terrace.



6. Plastic grille on front elevation at 44 Fortress Road



7. Airbrick on front elevation at 48 Fortress Road



8. Cast iron grille on front elevation at 52 Fortress Road



9. Airbrick on front elevation at 64 Fortress Road



10. Plastic grille on front elevation at 66 Fortress Road



11. Grille's on front elevation at 90 Fortress Road

Sound insulation and fire compartmentation to ceiling:

The ceiling is a party structure between the First Floor Flat and Second Floor maisonette. The proposals are to upgrade the party structure to comply with current Building Regulations Approved Document Part E for Resistance to Passage of Sound, and Approved Document Part B Fire Safety compartmentation.

The proposals include - removal of non original plasterboard ceiling and non original polystyrene coving. Install Hush Acoustics HD1044 System to comply with current Building Regulations Part E and Part B.

Ceiling build up consisting of -

100mm Hush Slab sound absorber mineral wool insulation between joists.

Hush Bar Deep Resilient Bar (30mm thick) fixed directly to underside of joists .

Hush Multi Panel fixed to resilient bars (13mm thick).

Acoustic Fireline fire rated plasterboard (13mm).

The proposed finished level of new ceiling is approx 61mm below the original joists.

Sound insulation and fire compartmentation to floor:

The floor is a party structure between the First Floor Flat and Ground Floor maisonette. The proposals are to upgrade the party structure to comply with current Building Regulations Approved Document Part E for Resistance to Passage of Sound, and Approved Document Part B Fire Safety compartmentation.

The proposals include -

100mm Hush Slab sound absorber mineral wool insulation between joists.

Existing floorboards screwed to joists to restrict movement. All gaps filled with acoustic sealant.

Hush Mat 15 (15mm rubber mat) loose laid or glued on top of floorboards.

New floor finish 14mm engineered timber floor glued down.

The proposed finished floor level is approx 47mm above the joists (approx 29mm above the existing finished floor level).

A proposed threshold timber bar across the entrance door threshold will accommodate the slight change in level (approx. 29mm)

See Drawing 1075 ADG 004 for ceiling and floor build up details.