



# Design and Access Statement

3 Fortress Grove, London NW5 2HE

Date of Application  
10<sup>th</sup> of June 2024

Applicants  
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# 1 Introduction

This Design and Access Statement is submitted by the applicants in respect of a planning application for 3 Fortress Grove, London NW5 2HE.

## 1.1 Ground Floor

- Installation of a new rooflight to the existing study room.
- Form a new roof over the courtyard infilling this extension with a new WC/wet room.

## 1.2 Roof

- Removal of an existing 'butterfly-style' pitched roof.
- Introduction of a new roof terrace with access from the existing 1st floor.

This statement should be read in conjunction with other drawings and documents accompanying the planning application.

# 2 Application, Property and Surrounding Area

## 2.1 Description

The existing property is a modest two storey terraced property located within Fortress Grove which is a small residential cul-de-sac north of Kentish Town train station.

## 2.2 Arrangement

### 2.2.1 Ground Floor

- Living Room-Dining
- Kitchen
- Study Room
- Rear Courtyard

### 2.2.2 First Floor

- Master Bedroom
- Bathroom
- Storage Room

## 2.3 Location

The site is located within a residential area within the Kentish Town Conservation Area. There is a variety in architectural form and style in buildings nearby.

The area comprises a relatively high density, with no local parks within close proximity resulting in a large number of roof terraces in the vicinity of the property, establishing a distinct architectural character of the area.

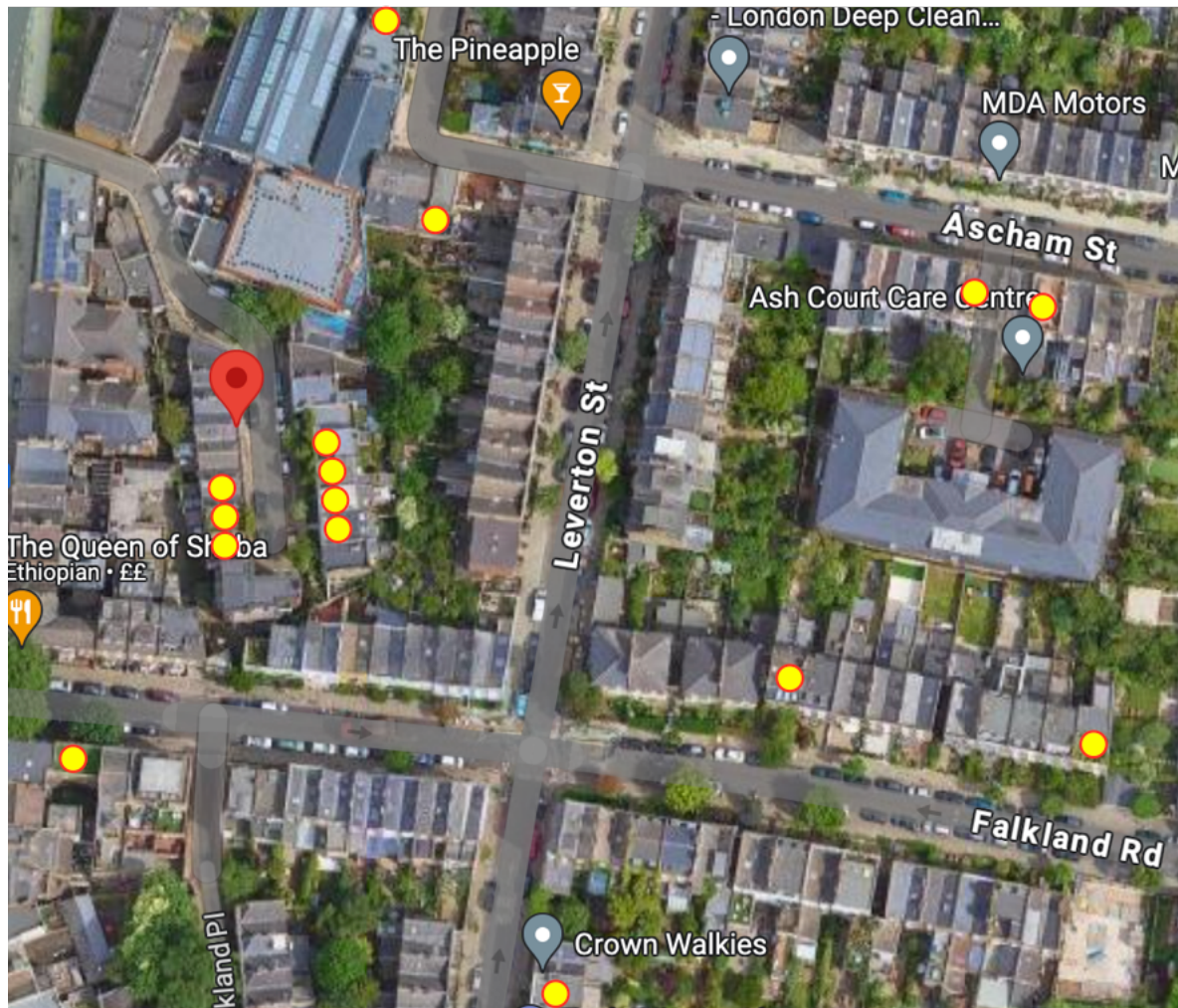


Figure 1 - Existing roof terraces (highlighted in yellow) in the vicinity of No. 3

## 3 Proposed Development

### 3.1 New Roof Terrace

- 3.1.1 Post Covid-19, the importance of outdoor residential spaces and quality thereof has been reinforced. Particularly considering the increased flexible working arrangements, many property owners are spending more time at home with safe access to outdoor improving the quality of life of the occupants.
- 3.1.2 As a result of this it is proposed to alter the existing 'butterfly-style' roof form and provide for a new roof terrace, accessible from the existing 1st floor.
- 3.1.3 On the front and back of this terrace it is proposed to install 1.1m high glass balustrades to comply with Part K of building regulations. The traditional gable walls at the rear would remain to express the characteristic V shape.
- 3.1.4 The terrace would have a usable area of approximately 15m<sup>2</sup> proposed to be finished in a ceramic tile or wooden decking with a zone for planters towards the street side.
- 3.1.5 The works would facilitate much needed private outdoor amenity space where none exists at present.

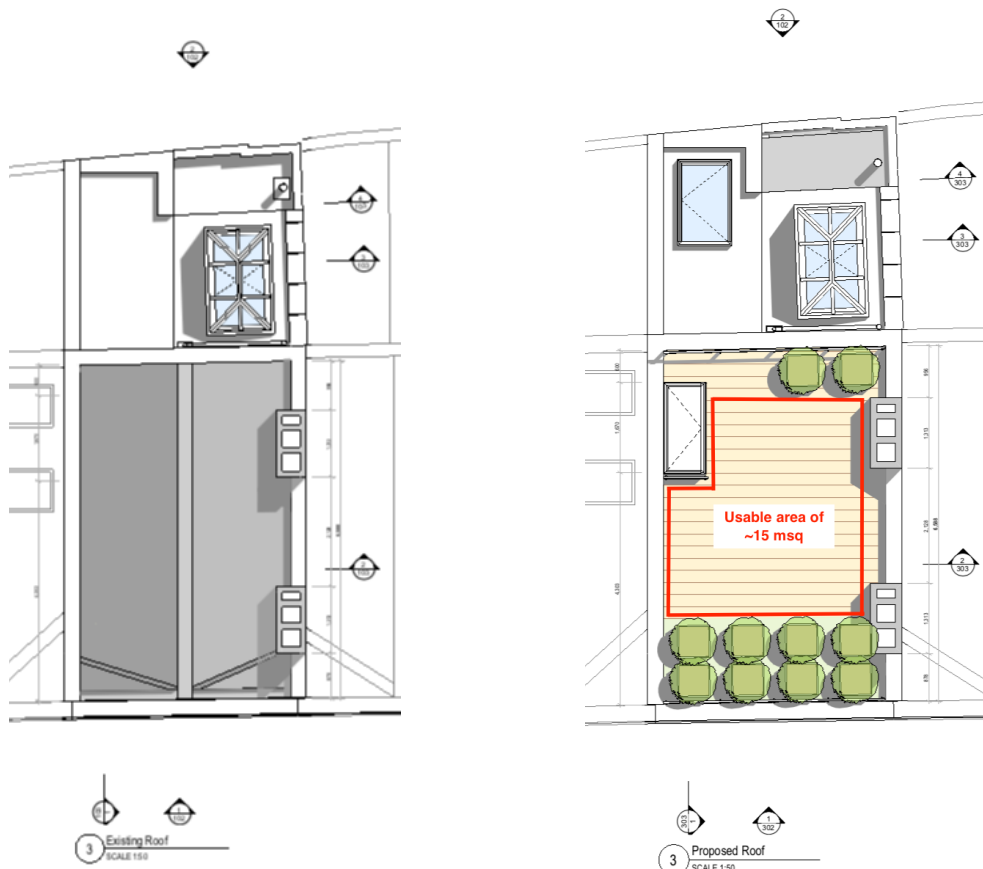


Figure 2 - Existing and proposed roof highlighting usable terrace area

### 3.2 New Rooflight

- 3.2.1 It is proposed to add a rooflight to the existing flat roof over the ground floor study room. This rooflight would be openable, with dimensions of approximately 1m by 1.6m. The new skylight would enable increased natural light for the ground floor study room

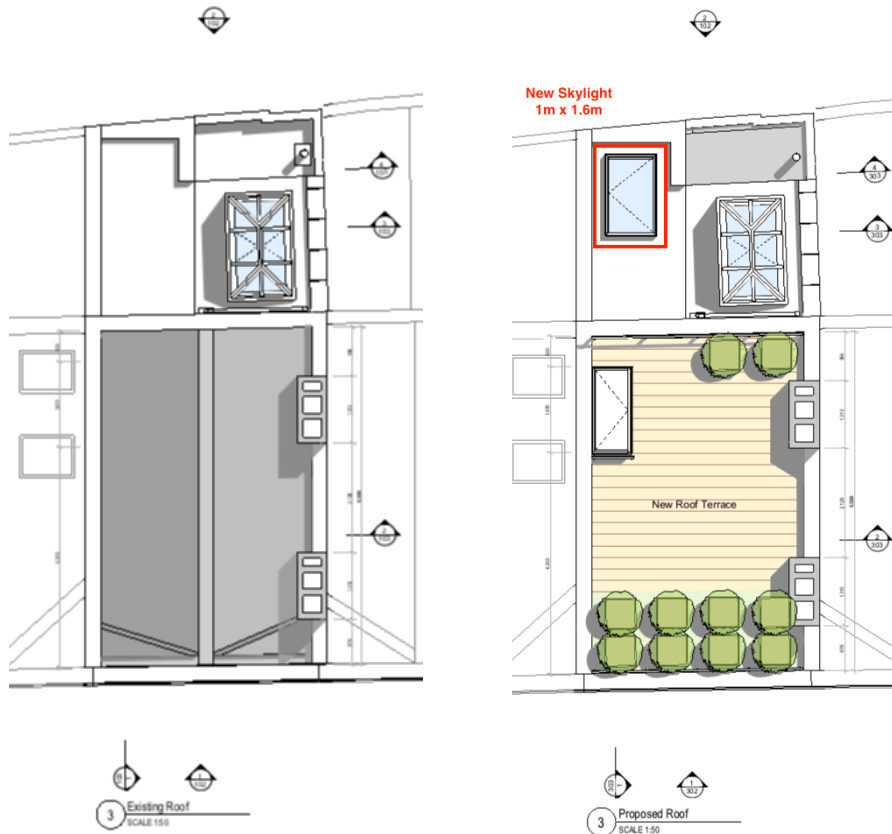


Figure 3 - Existing and proposed roof highlighting new skylight

### 3.3 Rear Infill

- 3.3.1 It is proposed to extend over the remaining small outdoor courtyard area in order to add a wet-room with a WC. This proposes an infill extension, of the same height, to the existing rear single-storey extension.
- 3.3.2 The additional WC would complement the two-bedroom property which currently has only one bathroom on the first floor.
- 3.3.3 Internal access to the proposed extension will be from the existing open plan living/kitchen area. It is proposed to retain the existing door frame, which is raised above the existing finished floor level by 100mm.

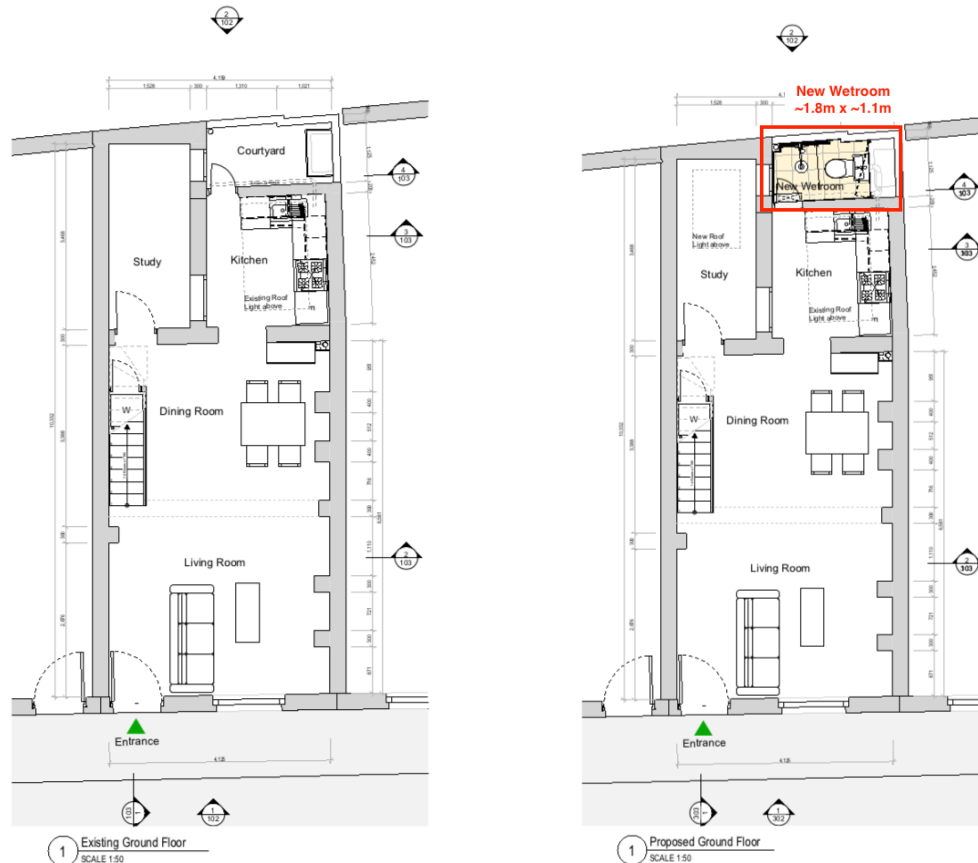


Figure 4 - Existing and proposed courtyard area highlighting the new wet-room

## 4 Planning History

- 4.1 None identified on Camden Council's online planning records.

## 5 Planning Policy

- 5.1 The scope of the proposed works and material selection respects the character and scale of the street and wider area.
- 5.2 The proposed roof terrace works are modest in nature and size and would not involve any increase in built form or scale. The terrace design is in keeping with the other roof terraces on the street.
- 5.2.1 There would be no adverse visual impact from the public realm, given the green planters creating a set-back terrace area from the front elevation.
- 5.2.2 The traditional parapets and gable walls at the rear would remain to express the characteristic V shape.
- 5.2.3 The glass balustrade helps to reduce the visibility of the terrace from street level and is in keeping with other roof terrace balustrades on the street. The planters at the front and rear would also help to soften the visual impact.
- 5.2.4 It is not considered that the terrace would facilitate direct views into any neighbouring properties given the proposed planters and set-back nature of the roof terrace.
- 5.3 The proposed infill of the existing single storey rear extension for the WC/wet-room is a minor alteration.
- 5.3.1 It is non-visible, is in keeping with the rear roofscape and does not obstruct any sight lines.
- 5.3.2 There is no loss of light or outlook to neighbouring properties.
- 5.4 Both the terrace and the additional WC would significantly enhance the quality of living accommodation for the applicant, as at present the property has no usable outdoor amenity space, as well as only one bathroom for the two-bedroom property split across two storeys.
- 5.5 The property is not affected by any designations other than being within a conservation area. Roof terraces are not listed as a threat or negative feature to the conservation area.

## 6 Precedence

- 6.1 There are many roof terraces of varying forms and sizes in the vicinity, including three existing terraces on the same roadside (Nos 6, 7, 8), shown in Figure 5 below, and four existing terraces on the opposite roadside (Nos 13, 14, 15, 16).
- 6.2 There are many properties on the same side of the road with full rear infill extensions, for example No. 6 (planning reference 2016/6803/P).



Figure 5 - Proposed front elevation

## 7 Conclusion

- 7.1 The proposed development is considered to be in compliance with the local planning regulations. The works are relatively minor in nature and there would be no material perceivable impact to the public realm. It is in the interests of good planning and high-quality living environments that residential accommodation is provided with private outdoor amenity space.
- 7.2 The terrace would be the only means of private amenity space for the property. This is in the context of the existing very small courtyard space, which is unusable given size restriction, as well as current lack of direct light.