

**DESIGN/ACCESS STATEMENT**

**PROPOSED New Rear Dormer, Extension of Rear Addition to second floor level,  
Change of use to C4 HMO, and associated internal re-configuration works**

at

**120 Fortess Road  
London  
NW5 2HR**

for

**Bromley Park Garden Estates Ltd**



Prepared by

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## **Use**

The proposal retains the existing use of the site as residential, but necessitates a change of use to the new class order C4 (HMO) through the refurbishment and reconfiguration of the upper parts, and the provision of a rear dormer.

## **Amount**

The external element of the proposed works are to be kept to a minimum so as to not affect the building, but a small extension of the rear addition is featured to facilitate the provision of the accommodation of a suitable size in line with Camden's HMO requirements.

## **Layout**

Due to the proposed works being mainly of internal reconfiguration, this will not have an impact to the external surroundings, and as any external extension will be in line with surrounding buildings the result will be one of regularisation, rather than straying away from the local precedent of reconfiguration in the area.

## **Scale**

The proposals offer new residential units to the area, with and the scheme itself does not detract any local buildings by way of its scale, being minimal in size, and also being very similar to surrounding historic alterations.

## **Landscaping**

There is to be no landscaping in the proposed works

## **Appearance**

The slight change in external appearance is due to the provision of a rear dormer, the extension of the rear addition, and front velux roof-lights as shown on the plans enclosed.

The external appearance is not changed greatly as the internal alterations are mostly not visible from the outside of the building. The rear addition extension and the provision of a new rear dormer *will* affect the buildings appearance, but is in keeping with surrounding properties.

## **Access**

The proposed measures do not impact on the existing public and private transport arrangements within the area.

## **Conclusion**

The scheme offers the comprehensive refurbishment of currently unfit for use internal areas of the upper parts, and the provision of much needed affordable accommodation for the area facilitated by the extension of the rear addition and the provision of a new rear dormer as shown.