

**DESIGN STATEMENT**  
**TO SUPPORT DEVELOPMENT AT 67 FORTRESS ROAD, LONDON NW5 1AG**

The development proposed is through retention of the existing shop façade to sensitively bring new living space into the popular Kentish Town area. The mix of units is particularly focused on the single person household as with the rent of a one bed flat being circa £250 per week there is a desperate need for single person units around the £150-180 per week price point without creating a bed-sit culture.

All units fall within the UDP guidelines in terms of square meterage and to satisfy LB Camden's preference for a family unit a 78.12 sqm unit has been provided. The

Other units are as follows

The development benefits access to all upper units via the common parts staircase of the adjoining right hand side property (69 Fortress Road) which was converted to 4 flats in 2004 under planning permission reference PEX0200619/P (4<sup>th</sup> March 2003). It is this shared access that enables the development to be simple in design terms and the proposed postal addresses follow the point of access, ie, if the access to a unit is from the main common parts staircase at 69 Fortress Road then the units add to the existing postal numbering sequence at 69 Fortress Road. The units created are therefore:

Type	Area	No. Persons	Suggested Postal Address
Family Unit	78.12 sqm	6 persons (3 double beds)	Maisonette/Flat 1, 67 Fortress Road
Retail	56.71sqm	retail	Shop at 67 Fortress Road
Studio Unit	30.03sqm	1 person	Flat 5, 69 Fortress Road
Studio Unit	31.07sqm	1 person	Flat 6, 69 Fortress Road
Studio Unit	36.55sqm	1 person	Flat 7, 69 Fortress Road
Family Unit	74.16sqm	4 person	Flat 8, 69 Fortress Road

It is Flats 5, 6, 7, and 8 that are in fact accessed from the shared common parts staircase of 69 Fortress Road.

Externally the changes to the front façade comprise the installation of 3 new velux windows only there being no need to change the current access arrangements which will serve the ground and lower ground floor units only. Similarly 3 new velux windows are proposed to the rear elevation main roof. It is the installation of the velux windows that will enable the internal volume of the property to be maximized and an additional floor created.

To the rear elevation it is proposed that the back addition will be underpinned and then raised one storey. This will visually be infill development to the rear profile of the terrace which comprises numbers 63-73 Fortress Road (odd numbers) as 73, 71, 69 and 65 already have their back additions raised. The materials used will be mock stock bricks to be sensitive to the colour and shade of the existing brickwork, if required by building control a ring beam will be incorporated before raising the back addition.

A new build extension single storey is proposed to the lower ground floor at the rear. This will mirror that permitted in both the planning permission granted at 69 Fortress Road and at 65 Fortress Road (the two adjoining properties) and is as granted under planning applications reference PEX0200619/P (4<sup>th</sup> March 2003) and PEX9201029/P (12<sup>th</sup> November 1992) it having been established as a principle

**DESIGN STATEMENT**  
**TO SUPPORT DEVELOPMENT AT 67 FORTRESS ROAD, LONDON NW5 1AG**

from discussions with the duty planner that the preference of LB Camden is for infill extensions rather than extensions that build behind the existing rear building line. The proposed rear extension will not result in any loss of light to the adjoining property 65 Fortress Road as there is already a mirror of the proposed extension on their land which currently is causing loss of light to 67 Fortress Road, the infill extension will in fact assist in bringing more natural light into the new family unit.

Materials for this lower ground floor extension are proposed to be flat roof (built up felt/asphalt), brickwork mock stock bricks to be sensitive to the colour and shade of existing brickwork. Rainwater goods to be black PVC-U sensitive to the traditionally painted black cast iron that the building would have been built with.