

Town and Country Planning Act 1990 Planning and Compulsory Purchase Act 2004

The installation of a new shopfront, entrance and ventilation louvres the ground floor A1 unit at 9 Fortess Road, London NW5 1AA

PLANNING, DESIGN AND ACCESS STATEMENT

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1.0 Introduction and Legislative Background

- 1.1 This statement provides additional information relating to planning design and access matters in support of a planning application submitted for the installation of a new shopfront, entrance and ventilation louvres the ground floor A1 unit at 9 Fortress Road, London NW5 1AA.
- 1.2 The design and access requirements of the site have evolved from an appraisal of the site's context, against the background of its commercial frontage and close proximity to other similar units and proximity to other retail outlets.
- 1.3 In accordance with the requirement to formally state how design and access issues have been considered (under section 62 of the Planning Compulsory Purchase Act 2004), this document addresses the design principles and concepts that have been applied to the development in relation to the quantum of floor space, layout, scale, landscaping and appearance in relation to the site's context.
- 1.4 The application is for alterations to the ground floor A1 unit that was constructed under approval 2006/3521/P Amendment to planning permission (ref: 2005/2242/P - Demolition of existing public house and erection of a part 5 part 6-storey building comprising 33 residential flats including 13 affordable flats and retail at ground floor level) granted 09/09/05 for creation of additional residential entrance within Highgate Road and relocation of passenger lift and shaft.
- 1.5 Under the approval for 2006/3521/P the entrance position on Fortress Road into the retail unit was amended. Since completion of the remainder of the development it is understood that no tenant/s for the ground floor units have not been forthcoming. The developer intended the "fit out" works of each retail unit would include the installation of the respective shopfronts/ entrance doors, so until this moment the entirety of the A1 units have had temporary hoardings in place in-lieu of shopfront.

2.0 Site Description and Context

- 2.1 The application site is on the western side of Fortress Road at its intersection with Fortress Walk. The site runs across the full length of Fortress Walk to Highgate Road, such that it forms the top side of a triangle of land between Fortress and Highgate Roads. This application is for only part of the ground floor of this unit.
- 2.2 The site is not within any conservation area, but is within a secondary frontage of the Kentish Town District Shopping and Service Centre. The nearest conservation area is the Kentish Town Conservation Area, 70m to the south east. The site is within the wider setting consultation area for strategic views.
- 2.3 This application seeks planning permission for the installation of a new shopfront including customer entrance onto Fortress Road and new shopfront including a section of ventilation louvres and a fire escape door facing onto Fortress Walk.

3. **USE.** What buildings and spaces will be used for?
 - 3.1 The application site will operate as a consented A1 unit as approved under 2006/3521/P
4. **AMOUNT.** How much would be built on the site.
 - 4.1 There is no alteration planned on the amount built on site.
5. **LAYOUT.** How the buildings and public and private spaces will be arranged on the site, and the relationship between them and the buildings and spaces around the site.
 - 5.1 No change is planned to the layout.
6. **SCALE.** How big the buildings and spaces would be (their height, width and length).
 - 6.1 No change to the existing building is planned.
7. **LANDSCAPING.** How open spaces will be treated to enhance and protect the character of a place.
 - 7.1 The external hard landscaping is unaffected by this proposal.
8. **APPEARANCE.** What the building and spaces will look like, for example, building materials and architectural details.
 - 8.1 Fortess Road elevation
Where a temporary hoarding has been installed, the hoarding to be removed.

Shopfront External View - Powder coated aluminium.
External colour to be "Traffic Grey B", finish Matt RAL7043. Internal Colour of Shopfront (Internal frames/mullions should be colour "Traffic Grey B" finished RAL7043.

Shop entrance – Powder coated aluminium.
External colour to be "Traffic Grey B" finish Matt RAL7043. Internal Colour of Entrance door to be "Pure White" - RAL 9010 finish 70% gloss level - Satin finish, to provide contrast for visually impaired.

Above the new shopfront an aluminium clad spandrel beam will be installed between the top of the shopfront and the signage zone, as previously approved under approval 2006/3521/P
 - 8.2 Fortess Walk elevation
Where a temporary hoarding has been installed, the hoarding to be removed.
Shopfront External View - Powder coated aluminium.

External colour to be "Traffic Grey B", finish Matt RAL7043. Internal Colour of Shopfront (Internal frames/mullions should be colour "Traffic Grey B" finished RAL7043.

Where indicated two sections of powder coated aluminium ventilation louvres are to be installed. One section will incorporate a fire escape door. External colour to be "Traffic Grey B", finish Matt RAL7043

Above the new shopfront and louvre panels an aluminium clad spandrel beam will be installed between the top of the shopfront and the signage zone, as previously approved under approval 2006/3521/P

9. ACCESS - Vehicular and transport links - Why the access points and routes have been chosen, and how the site responds to road layout and public transport provision.

9.1 The pre-existing transport links remain unaltered by this proposal with deliveries occurring in Fortress Walk and goods being walked into the shop entrance on Fortress Road..

10. ACCESS - Inclusive access - How everyone can get to and move through the place on equal terms regardless of age, disability, ethnicity or social grouping.

10.1 The compliant shop entrance will be from Fortress Road in the location approved under 2006/3521/P.

11.0 PHOTOGRAPHS

Fortress Road “existing” elevation



Fortress Walk “existing” elevation

