

Design and Access Statement

19 Fortress Road, London NW5 1AD

December 2014



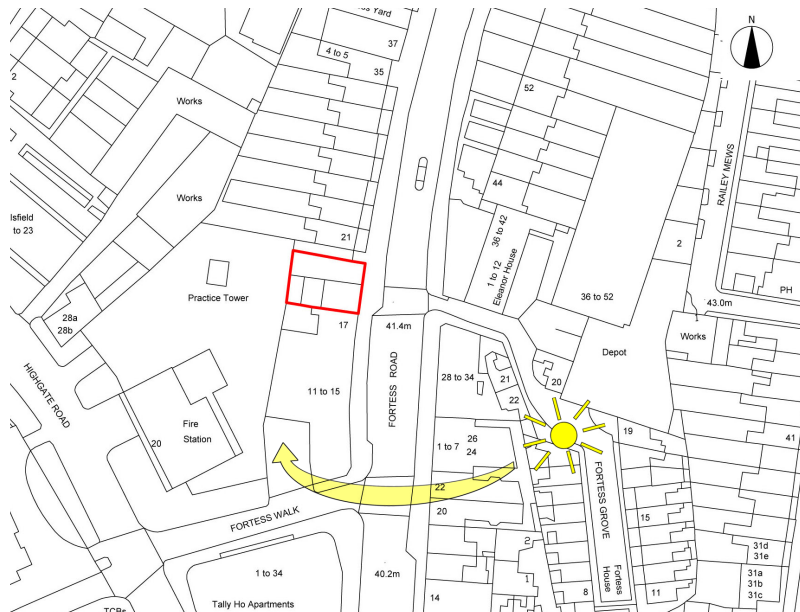
INTRODUCTION

This Design and Access statement has been prepared in support to the planning application to the proposed refurbishment and conversion of 19 Fortress Road, London NW5 1AD.

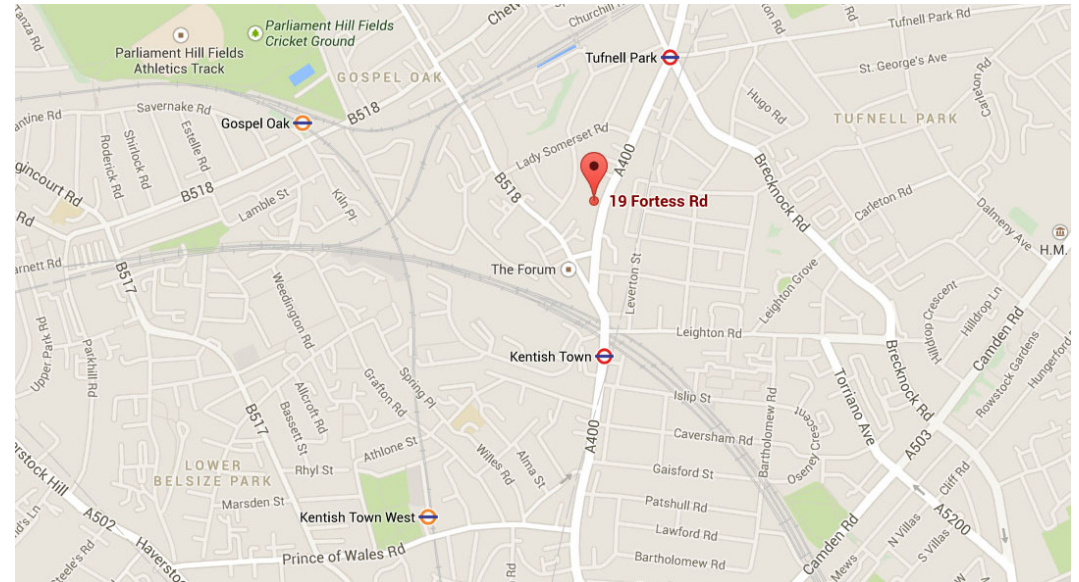
This planning application seeks approval for the following modifications to the existing building:

- Minor modifications to the window layout to rear elevation
- New windows to entire building
- Rear extension to 1st floor level
- Proposed rear roof terrace at 2nd floor level
- New mansard roof structure to 3rd floor

LOCATION AND SITE



Site Location Plan



Map of Kentish Town

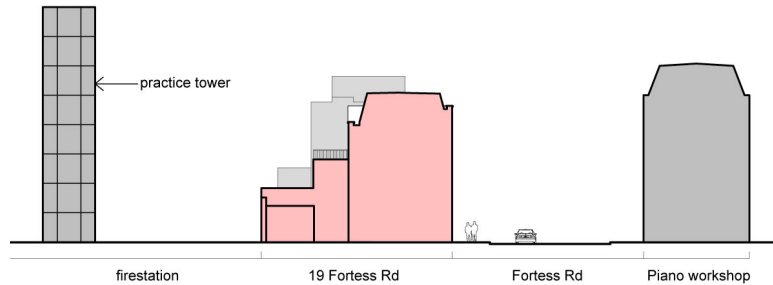


Satellite view

SITE - GENERAL CONTEXT

19 Fortress Road is an existing residential building located on Fortress Road with Kentish Fire Station at the rear, in a predominantly residential area.

It is in close proximity to Kentish Town Tube and train station.



Contextual Section through Fortress Road



Birdview of 19 Fortress Road from fire station



View towards 19 Fortress Road



View towards down Fortress Road



19 Fortress Road

PROJECT BRIEF

This proposal seeks to make minor sympathetic modifications along with essential restoration works to an existing building in a generally poor condition. The aim is to:

- Redevelop an underused building
- Improve the quality and appearance of the existing building
- Improve the quality of dwellings

EXTERNAL MATERIALS AND APPEARANCE

Existing materials

- Shop front - powder coated steel frames / timber doors
- Main body of building – yellow brick
- Front parapet - render
- Windows - steel frames
- Roof – grey slate

Proposed materials

- Shop front - powder coated steel frames / timber doors
- Main body of building – yellow brick (extensive repair works to existing brick walls, refer to PL 200.50-52)
- Front parapet – render (to be refurbished)
- Windows – replacement windows to be powder coated
- Mansard roof – Zinc

Cycle storage / Refuse storage

There is no room available on site for open external space as the building structure of 19 Fortess Road occupies the entire site.

Terraces:

- Existing roof terrace 1st floor - refer to PL 200.031
- Proposed roof terrace 2nd floor - refer to PL 200.031



Proposed front elevation - Ref: PL 200.040



Proposed rear elevation - Ref: PL 200.042

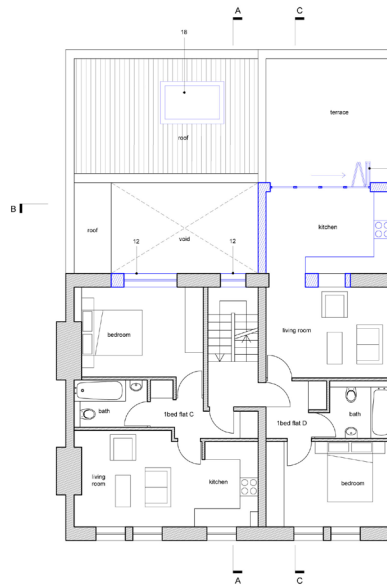
PROPOSAL - GENERAL ARRANGEMENT

Residential accommodation will occupy the basement, ground, first and second floor level, all of which currently exist within the building. There are two separate entry doors to each of the two ground floor flats directly of Fortress Road. Access to the remaining floors and apartments will be through existing central entrance door and existing staircase.

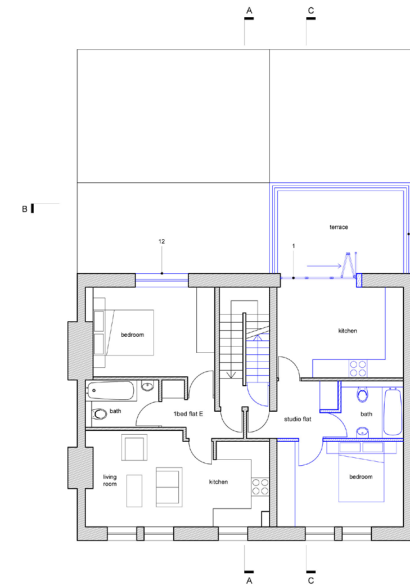
An extension is proposed for the first floor flat.

The existing butterfly roof is replaced with a mansard roof extension, which accommodates a new 2-bed apartment. Mansard roof window positions are aligned with the position of windows below.

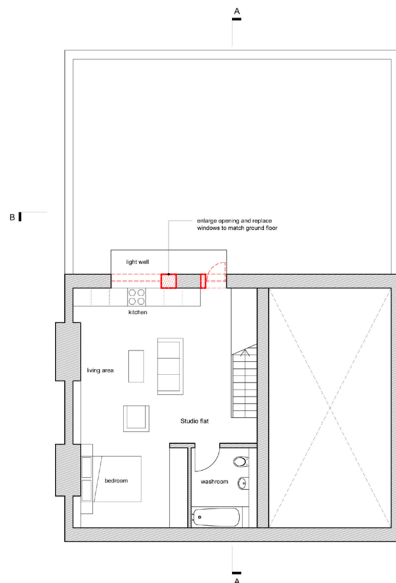
There will be no alterations to the existing ground floor and basement units. A minor alteration of the basement window will enlarge the existing to match the ground floor.



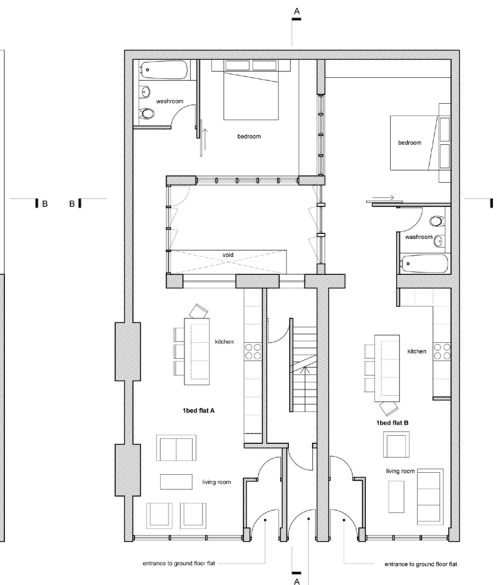
1st floor - Proposed - Ref: PL 200.031



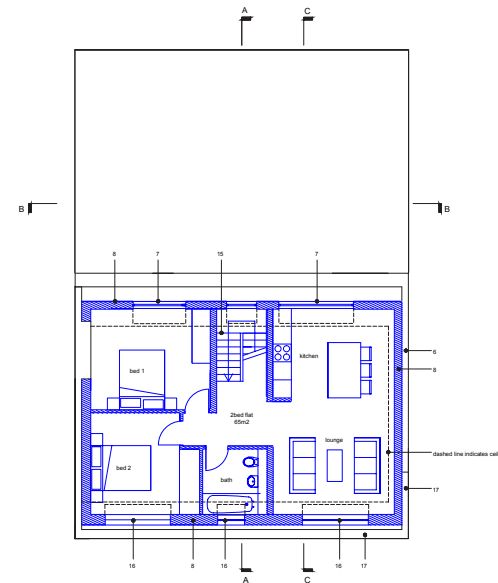
2nd floor - Proposed - Ref: PL 200.031



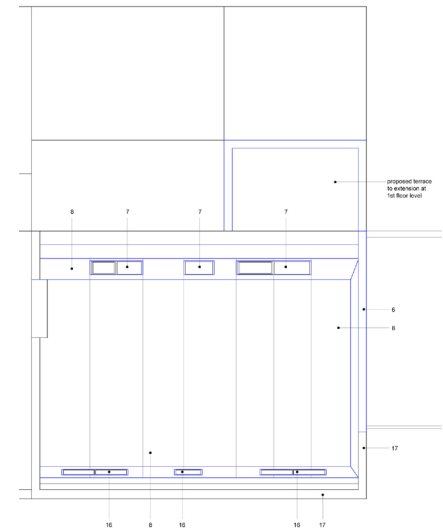
Basement - Existing (minor change)
- Ref: PL 200.030



Ground Floor - Existing (no changes)
- Ref: PL 200.030



3rd floor - Proposed - Ref: PL 200.032



Roof plan - Proposed - Ref: PL 200.033

PROPOSAL - SCHEDULE: EXISTING AND PROPOSED

There are currently seven flats within the dwelling (refer to drawings PL_200.010 - 12).

The proposal seeks to add another 2 bed flat at third level (refer to drawing PL_200.032) , expand the living area of one flat on the first floor and add a terrace to one of the flats on the second floor (refer to drawing PL_200.031).

All other flats will remain unchanged, in regards to layout and floor areas. (refer to drawings PL_200.030 -33)

The schedule opposite represents the existing and proposed floor areas and highlights (in bold) the additonal floor space added or changed.

Existing units

Floor	Unit	Type	Area existing
Basement	Flat	Studio	47 m2
Ground	Flat A	1 bed	63 m2
	Flat B	1 bed	63 m2
First	Flat left	1 bed	40 m2
	Flat right	1 bed	34 m2
Second	Flat left	1 bed	39 m2
	Flat right	studio	35 m2
Total		7 units	321 m2 (total)

Proposed units

Floor	Unit	Type	Area proposed
Basement	Studio	Studio	no change, 47 m2
Ground		1 bed	no change, 63 m2
		1 bed	no change, 63 m2
First	Flat C	1 bed	no change, 40 m2
	Flat D	1 bed	45 m2
Second	Flat E	1 bed	no change, 39 m2
	studio	studio	35 m2 + roof terrace 11 m2
Third	2 bed	2 bed	67 m2
Total		8 units	399 m2 (total) + roof terrace 11 m2

MASSING AND SCALE

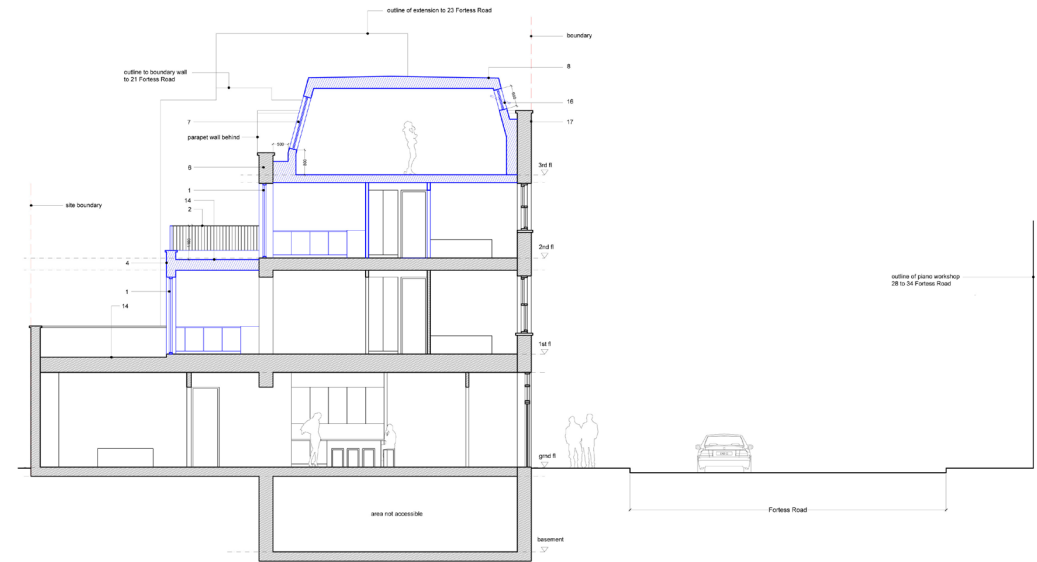
The proposal affects the existing building envelope as follows:

The existing butterfly roof is replaced with a mansard roof extension, which is a common architectural theme in the local context. To create a consistent appearance to the front and side elevation it is proposed that the parapet, which features on the front and part side of the building would continue around the building to the rear façade as it is the case on 17 Fortress Road.

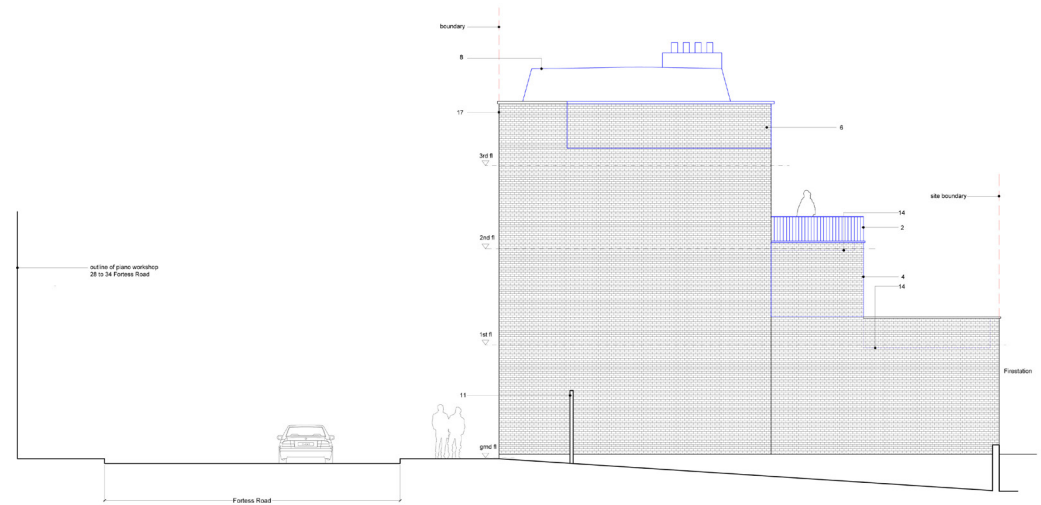
The proposed extension to the first floor apartment aligns with the neighbour property at 21 Fortress Road. A roof terrace is to be added to the top of first floor extension.

In the rear elevation minor modifications are made to the window layout to create a consistent and coherent elevation.

All windows in the entire building are to be replaced.



Section - Proposed - Ref: PL 200.044



Side elevation - Proposed - Ref: PL 200.045



No 19 Side elevation - Parapet



No 17 Side elevation - Parapet