

# Design and Access Statement

19 Fortess Road, London NW5 1AD

February 2015



## 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.

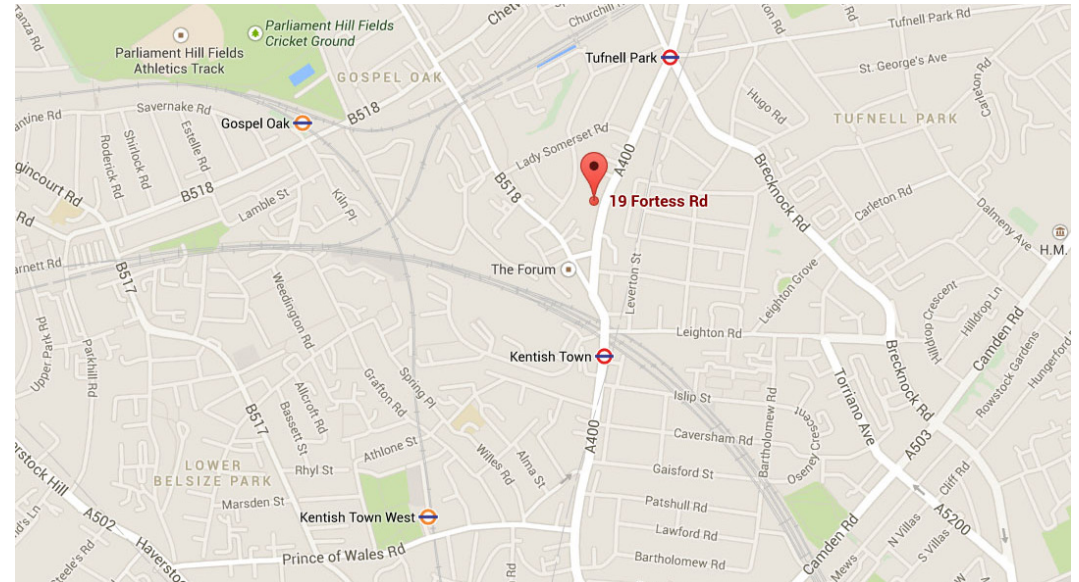
This planning application seeks approval for the following modifications to the existing building:

- 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



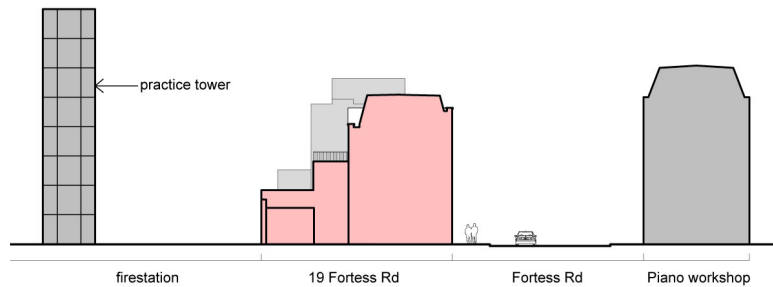
Satellite view



## 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 R 300.031
- Proposed roof terrace 2nd floor - refer to R 300.031



Proposed front elevation - Rqef: PL 200.040



Proposed rear elevation - Ref: R 300.042

## PROPOSAL - GENERAL ARRANGEMENT

Residential accommodation will occupy the basement, ground, first and second floor level, all of which currently exist within the building.

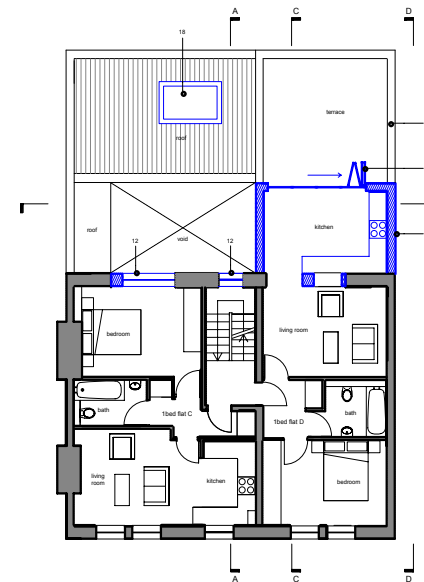
There are two separate entry doors to each of the two ground floor flats directly of Fortress Road. Access to the remaining floors and apartments will be through existing central entrance door and existing staircase.

An extension is proposed for the first floor flat and a rear terrace, above the extension for the flat at second level.

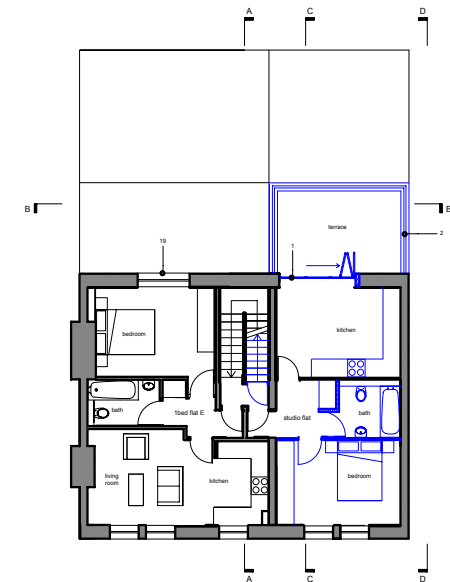
The existing butterfly roof is replaced with a mansard roof extension, which accommodates a new 2-bed apartment.

Mansard roof window positions are aligned with the position of windows below. Part of the butterfly roof will be retained in order to keep the butterfly roof effect and the mansard roof is set back accordingly to leaving a gap.

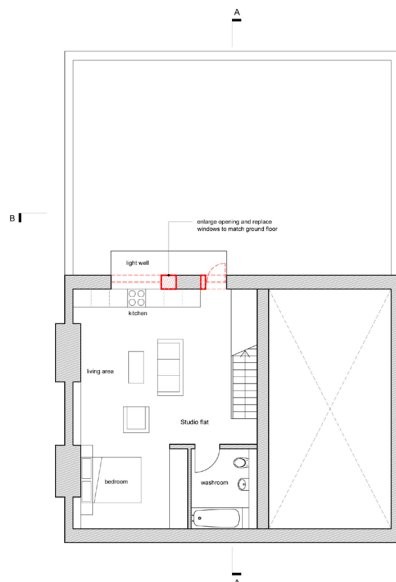
There will be no alterations to the existing ground floor and basement units. A minor alteration of the basement window will enlarge the existing to match the ground floor.



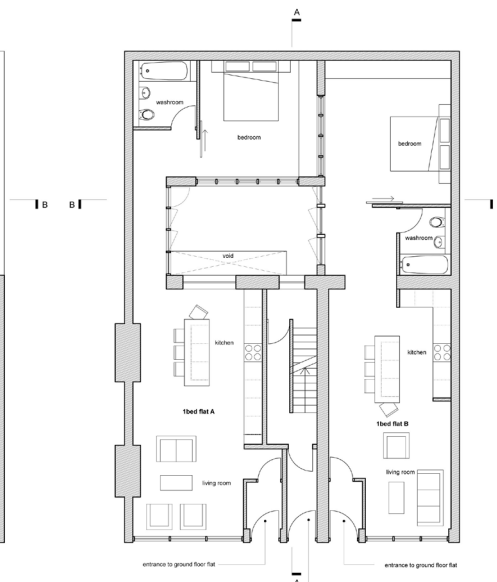
1st floor - Proposed - Ref: R 300.031



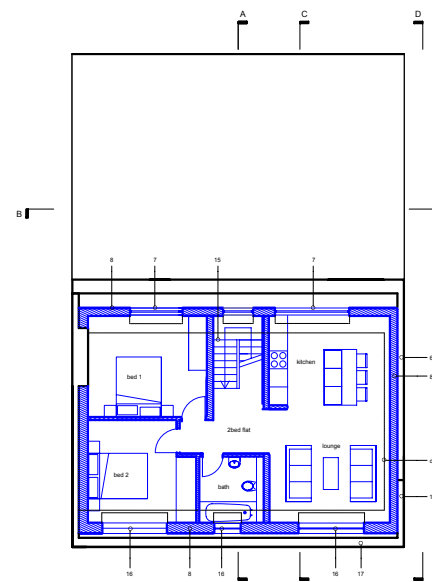
2nd floor - Proposed - Ref: R 300.031



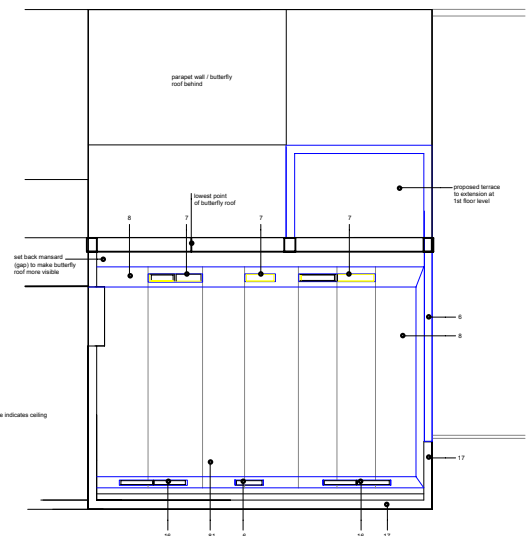
Basement - Existing (minor change)  
- Ref: PL 200.030



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



3rd floor - Proposed - Ref: R 300.032



Roof plan - Proposed - Ref: R 300.033

## PROPOSAL - SCHEDULE: EXISTING AND PROPOSED

There are currently seven flats within the dwelling (refer to drawings PL\_200.010 - 11, R\_300.012).

The proposal seeks to add another 2 bed flat at third level (refer to drawing R\_300.032) , 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 R\_300.031).

All other flats will remain unchanged, in regards to layout and floor areas. (refer to drawings PL\_200.030, R\_300.031-33)

The schedule opposite represents the existing and proposed floor areas and highlights (in bold) the additional 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
	<b>Flat D</b>	<b>1 bed</b>	<b>45 m2</b>
Second	Flat E	1 bed	no change, 39 m2
	<b>studio</b>	<b>studio</b>	35 m2 + <b>roof terrace 11 m2</b>
<b>Third</b>	<b>2 bed</b>	<b>2 bed</b>	<b>67 m2</b>
Total		8 units	<b>399 m2 (total)</b> + <b>roof terrace 11 m2</b>



## 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 Fortess Road.

In order to keep a consistent appearance and rythm at the rear with the neighbouring buildings, part of the butterfly roof will be retained and a gap will be left bewteen the mansard and the parapet in order to make the butterfly roof more visible.

The proposed extension to the first floor apartment aligns with the neighbour property at 21 Fortess 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.

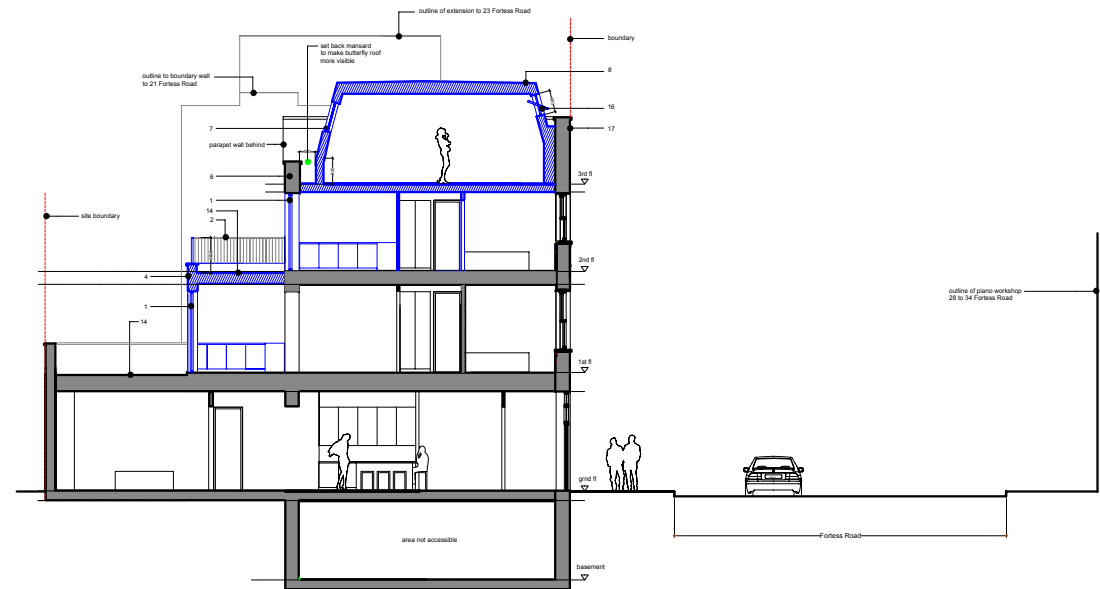
Most windows in the building are to be replaced.



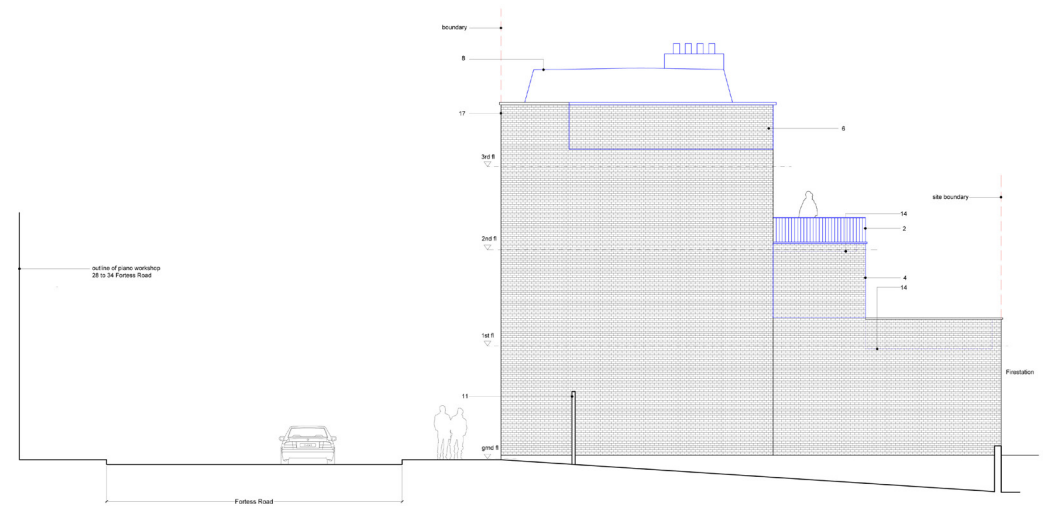
No 19 Side elevation - Parapet



No 17 Side elevation - Parapet



Section - Proposed - Ref: R 300.044



Side elevation - Proposed - Ref: PL 200.045