

## **Design and Access Statement: Flat 2, 59 Fortess Road NW5 1AD**

This Design and Access Statement is for alteration of existing terraced property.

### **Use**

Residential

### **Access**

Accessible via the public foot path.

Public Transport in the form of Major Bus Routes and Kentish Town Tube and Rail Stations are within a short walking distance, as is Tufnell Park Tube.

### **Existing building**

59 Fortess Road is part of a row of terraced properties of buildings similar in size and scale, fronting Fortess Road.

The properties comprise of two floors above ground floor and lower ground floor/basement which is not visible from Fortess Road.

The subject dwelling is divided into three properties.

- Ground and lower floor
- First floor
- Second floor

The proposed development will take place at second floor flat which is one bedroom flat formed of Bathroom, kitchen, living/dining area, and bedroom.

The building is constructed of the following materials:

Walls – Yellow stock Brick to the back  
Roof- Slate to pitched roofs and felt to flat roofs.  
Doors and Windows – White painted timber framed

### **Proposed works**

The proposed is to extend the second floor flat to gain one more bedroom. The extension will be on top of the rear wing (Fig 1).

It is also proposed to use the flat roof of the new extension as a terrace.

The new extension will be constructed of the following materials:

Walls – Yellow stock Brick to the back to match existing  
Roof- Slate to pitched roofs and new access to the terrace.  
Doors and Windows – White painted timber framed

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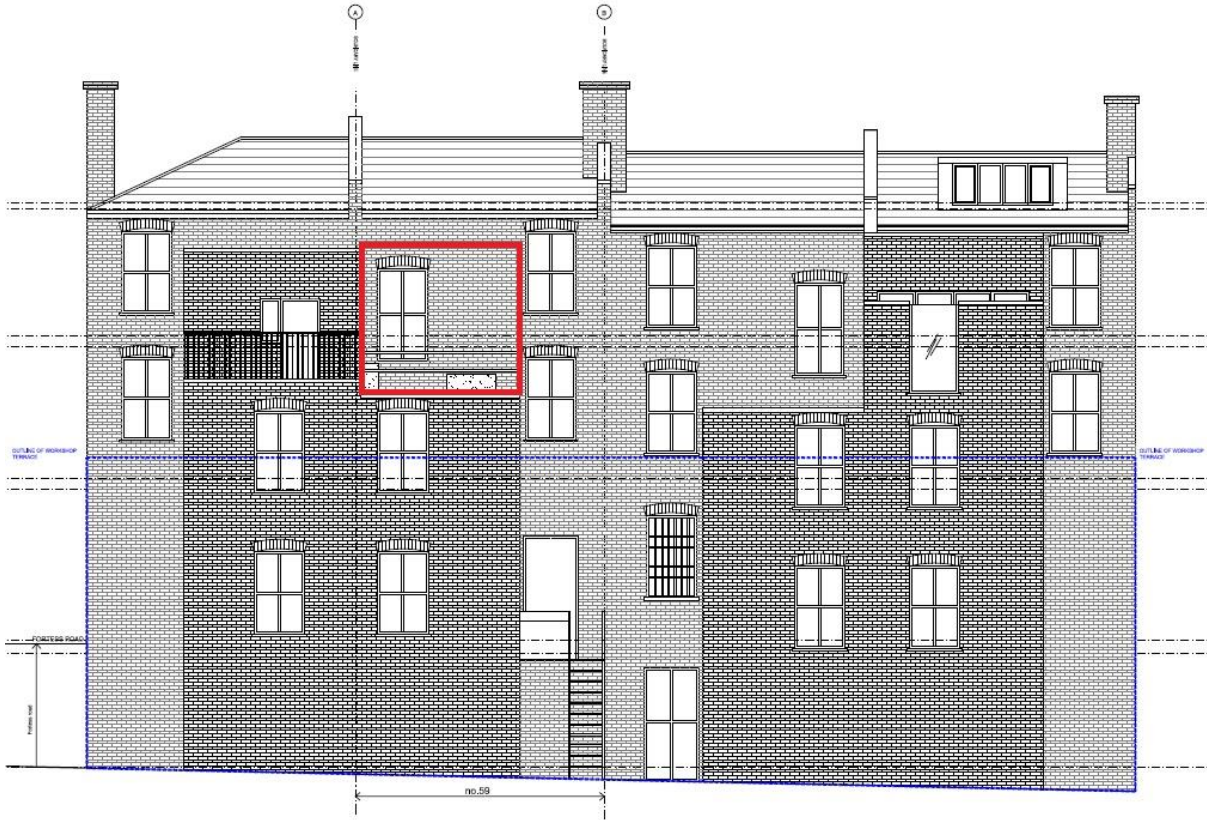


Figure 1 – Location of proposed rear extension



Figure 2 – Existing adjoining property extension no 61

## Significance

The subject building on site is not a listed building or one of a kind. There are no significant architectural features located at the subject site.

## Impact of proposal

The proposed design will not alter the character of Fortress Road as the front of the house will remain unaltered.

The changes that are to take place are to integrate the extension into the existing building and landscape. In addition this development will take place at the rear part of the dwelling, thus not being visible from the main roads, furthermore preserving the local amenity.

## Photographs



Figure 3 - Picture of the above-addressed property to Fortress Rd