

6 Fortess Grove
London, NW5 2HE

Design and Access Statement
04/12/2016

This document represents the Design and Access Statement for the proposed works at 6 Fortess Grove, Kentish Town.

The Statement is to be read in conjunction with the accompanying design drawings which document the existing and proposed works.

For information purposes, existing site photos have also been included.

Design and Access Statement

Extension to 6 Fortress Grove, NW5 2HE, Kentish Town

Proposal

Rear extension at ground floor with a new roof over an existing bathroom and integrated large format roof lights to this private residential property. This provides additional living space for the client and the opportunity to bring natural light into the property at ground floor.

What features are on the existing site?

The site is located on the west side of Fortress Grove, Kentish Town and within the Kentish Town Conservation area and Neighbourhood Forum area. The property is a terrace house built in the late eighteenth/early nineteenth century. It comprises two storeys. It is faced in stucco at the front and has timber sash windows. The rear elevation has a single storey projection and is constructed of London stock brick. The roof is a traditional London 'butterfly' roof concealed by gable walls at the front and rear to express the characteristic V shape.

At the rear there is a small enclosed courtyard, with a part width single storey rear extension and fully enclosed by walls constructed of London stock bricks and painted blockwork.

It is located amongst a series of similar properties along the terrace street. The terrace is quite regular at the front. At the rear there is less uniformity. The majority of the properties have full width and depth ground floor extensions which can be seen from aerial views and site photographs.

Details of how access issues will be addressed

Internal access to the proposed extension will be from the existing living room via a level threshold. Construction access will be via the front door and through to the rear of the house. Primary means of access and egress remains off Fortess Grove at ground floor level.

Details of the layout of the proposed development

The rear infill is designed as an extension to the kitchen space on the ground floor. The GIA=6.70m² which is comparable in area to the existing rear courtyard of the property. The datum for new roofing elements and integrated roof lights is taken as the height of the existing parapet wall of the neighbouring property maintaining the character of the rear elevation.

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Details of the scale and appearance of the proposed development

The single storey extension will be situated between the projecting wings of this property and the neighbouring property.

The proposed works are predominantly internal, however externally the new roofing elements respect the character of the existing building and area through adopting traditional material choices. New roofing areas will be provided with brick upstands with metal copings and flashings. In local areas where brickwork is to be replaced this is to be rebuilt with brickwork and pointing to match the existing London stock brick. This represents an improvement on the existing timber trellis fence and is in keeping with the local style. The roof waterproofing is to be a high performance single ply membrane colour finished dark grey in keeping with neighbouring properties and having a more subdued appearance. Rooflights are to be assembled from aluminium, colour finished to match the roof from the outside. The build-up of the new roof consists of high performance insulation to achieve Part L thermal performance criteria supported on a timber frame structure.

The proposal complies with policies set out in the London Borough of Camden Local Development Framework (Core Strategy and Development Policy documents), the London Plan, the NPPF and the Camden Planning Guidance (CPG). In particular policies DP24 (Securing high quality design) and DP25 (Conserving Camden's heritage) of Camden's LDF, and CPG1 of the Camden Planning Guidance documents.

Details of the landscaping in the proposed development

N/A

Details of how Conservation Policies have been addressed

The property is situated in the Kentish Town Conservation area and Neighbourhood Forum area. Its character is predominately residential and comprises in the main mid-Victorian terrace houses laid out in traditional street patterns. They tend to have small rear courtyards which back onto adjacent parallel terraces. The overall appearance, despite later alterations, is that of uniformity of front elevations, but rather less grand and informal rears. The property subject of the application exhibits many of these characteristics.

The new roof infill and two roof lights are at the same height as the existing conservatoires/roof infills of neighbouring properties. The scale and quality of the existing rear elevation is maintained through respecting existing site datum's and limiting the amount of proposed works to new roofing at ground floor only.

In accordance with DP24 (Securing high quality design) the scope of the proposed works and material selection respects the character and scale of the street and wider area. Throughout the design process several options have been considered to improve the quality of the internal space. One of these studies featured a rear extension at first floor. This was considered unsuitable as it was not in keeping with the prevailing character of the street and CPG1 (Design). In contrast, the proposed single storey roof extension is non-visible, in keeping with the terraces' rear roofscape and does not obstruct sight lines. Additionally, referring to 'CPG6 Amenity' there are no overlooking issues with the proposed ground floor enclosure. There is no loss of light or outlook to neighbouring properties.



Above: Existing rear courtyard

Right: Existing rear roofscape showing neighbouring conservatories`





Above: Existing front elevation from Fortess Grove

Right: Existing rear courtyard showing bathroom blockwork wall, brickwall and trellis fence

