

Design and Access Statement

In respect of:

29 Fortess Road,
London
NW5 1AD

Proposed Planning Submission for the conversion and extension scheme in order to
create 1x2 bed maisonette and 3x1 bed flats

Revision A: 31/10/2017

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1.0 Introduction

This application is sought in order to upgrade and refurbish the property through the statutory process. The property has been utilised as 4 flats for many years and these properties are now in need of renovation through the formal processes.

2.0 Existing Building Description

The existing building is located on the western side of Fortress Road on a block of terraced properties approximately 300m north of Kentish Town Station. It comprises a five-storey terrace building including the lower ground floor. It comprises residential accommodation which has been utilised as 4 units previously. The lower ground floor is accessed from external stairs from the street via the front lightwell while the other three flats are accessed from the communal corridor and staircase with a separate unit to each floor level.

3.0 Local Listing

The terrace including no's 21-37 is listed as:

'Terrace of 9 mid 19th century houses set behind basement lightwells with iron railings and steps to raised ground floor. In stock brick with rusticated stucco ground floor elevation; decorative iron railings to first floor windows. Well preserved group which adds consistency to this rather fractured stretch of road, and relates well to the listed 19th century terrace on the opposite side of the road.'



Site Location Plan

4.0 Context

The scheme will aim to completely preserve the existing front facade and will incorporate the mansard roof in a sensitive manner. This will be in keeping with the four other properties in the terrace which currently have Mansard Roof extensions at numbers 23, 31,35 and 37.

To the rear the outrigger infill is as per the other properties in the terrace at numbers 23,27, 35 and 37 which have set the precedent for this.

5.0 Proposed Scheme

The proposed scheme involves the conversion and extension of the property to create 3 x one bedroom flats and 1 x two bedroom maisonette including rear extension at lower ground, ground and first floor and a mansard roof extension to create the maisonette.

The intention is to convert and modernise the terrace while maintaining the architectural integrity of the building. This will contribute additional residential space to the property via extensions allowing for comfortable accommodation.

The residential access is to be via a communal staircase accessed from the existing front entrance door from Fortress Road while also retaining the separate entrance to the Lower Ground Floor Flat.

The proposal seeks to retain the existing front elevation with the new mansard roof partially hidden by the parapet and hardly visible from the street. Two new dormer windows aligning with the windows below will be incorporated into the mansard roof on the front.

The rear facade will be adapted to allow for a fill in extension adjacent the outrigger. The rear outrigger will be refurbished and the floor level at first floor raised so that it can be accessed from the main body of the building by the means of 2 steps and the flat roof of the outrigger raised to allow for this adjustment. The existing floors in the main building will remain and be refurbished and upgraded for acoustic separation.

A rooflight will be incorporated to the rear extension on the boundary with number 27 so that the south western corner is lower and there is no impact on the neighbouring building.

The front façade is to retain its current rusticated stucco ground floor element. The mansard roofs are to utilise slate tiles to match the existing roof finish and all doors and windows will have painted timber frames. The v-shape of the butterfly roof will be retained in parapet form to the rear elevation.

The rear extensions are all to be built in masonry and painted with render to match the existing. The roof extension will add a floor area of approximately 37m² with a head height of 2.35m to the majority of area.

6.0 Site Photographs



Figure 1 Front View



Figure 2 Front Elevation



Figure 3 Railings to Lightwell



Figure 4 View of Front Door



Figure 5 Rear of Property



Figure 6 French Doors to Lower Ground Floor

7.0 Relevant Policies

The following documents are deemed a material consideration when determining planning applications:

- National Planning Policy Framework 2012
- National Planning Practice Guidance 2014
- Camden Planning Guidance

- (i) CPG 1 (Design)
- (ii) CPG2 (Housing)
- (iii) CPG6 (Amenity)
- (iv) CPG7 (Transport)
- (v) CPG8 (Planning Obligations)

8.0 Conclusion

The character of the scheme is very much in keeping with the local architecture and planning and policy requirements for converting existing buildings and the relevant planning policies as noted above. It has been designed with policy guidelines of Camden Council and the London plan in mind. The London Plan specifically encourages the creative expansion of residential provision in city centres with good transport links and therefore this proposal should be granted planning permission.