

## **DESIGN AND ACCESS STATEMENT**

**20 Fortress Grove, London SW6 4QJ**

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### **Site details**

- 1 The site is currently occupied by a three storey (including basement ) semi-detached house. The ground floor comprises reception, dining and kitchen. The first floor comprises two bedrooms and shower room. The basement includes one cinema room and bathroom.
- 2 The house has a small front yard / garden.
- 3 The building (Basement, Ground and First Floors) currently has an area of useable space of approximately 82.91 m<sup>2</sup>. The site area is 61.27 m<sup>2</sup>.

### **Location of proposed development**

- 4 The site is located within Kentish Town Conservation Area.
- 5 The development is located at the North Eastern side of Fortress Grove. The property is approximately 30 metres from Fortress Road (A400).
- 6 Kentish Town underground station is approximately 5 to 6 minutes walking from the property.

### **Existing and Surrounding development**

- 7 The site is a semi-detached property abutting huge depot building. The area is predominantly residential in character consisting mainly of rendered terraces.
- 8 Properties on both sides of Fortress Grove are mainly characterised by flat roofs with some properties having roof extension.
- 9 The buildings are generally constructed from variety of stock bricks and rendered walls with timber sash windows.
- 10 The original chimney stacks and terracotta pots are still available. The regular roof line is an important characteristic of this part of the Conservation Area.

### **Design approach**

- 11 This retrospective application is for front infill extension, new basement, refurbishment works at ground floor and minor layout alterations at the first floor to include new shower room. Three new roof lights were fitted to the basement, ground and first floors. The works intended to enhance the original sub-standard living accommodation at the site, whilst providing more high quality residential unit. The works also included re-rendering of the original cracked and crumbling render.
- 12 The construction approach was specifically adopted to comply with and incorporate London Borough of Camden Planning Policies with particular attention paid to the broad design guidelines incorporated in Camden's (Kentish Town, Conservation Area Character Profile) and CPG1 Design especially the massing and the rhythm of the building within the street.
- 13 The use, alterations to the building, infill front extension and basement are sympathetic to the character of the property itself and the conservation area in general.

- 14 The design and construction of the works do not have serious or major negative impact on the privacy, outlook, natural lighting and provision of private amenity spaces of the building and the adjoining properties. These proposals reflect a coordinated approach of design to both the existing property and those in the vicinity.

### **Relevant Policies**

- 15 Camden Core Strategy sections CS16, CS17 and CS18.
- 16 Other guidance documents affecting the development are CPG1 Design, CPG 2 Housing, CPG 3 Sustainability and CPG 4 Basements and Light wells.

### **Development proposals**

- 17 The constructed development included re-arranging internal layout of both ground and first floors including new roof lights.
- 18 New basement was also built comprising cinema room and one bathroom.
- 19 The original cracked and crumbling rendering was removed and replaced with new external rendering

### **Access**

- 20 The premise has a very good access to public transport. The site is approximately 0.30 Km from Kentish Town Underground Station and is only 30 metres from bus routes along Fortress Road (A400)..

### **Conclusion**

- 21 The development is seen to be good proposal on a plot of this scale. The application site is within an established residential area, well provided with public transport, shopping and other facilities required by the residents.
- 22 The proposal enhanced the standard of accommodation at the site and the street scene in general.
- 23 The determining issues then, are whether the proposed development would be likely to have any materially harmful effect on local amenity issues and whether it would provide suitable accommodation. As noted above, it is considered that the proposed development provided good quality accommodation, meeting the Council's adopted standards, and that it would not cause any harm to its neighbours or to the street scene.
- 24 The constructed scheme will not be detrimental to the immediate street scene as the existing architectural language, styles and materials have been incorporated into the proposed extensions.
- 25 Thus, it is felt that the proposal at 20 Fortress Grove is of an acceptable standard.

### **Architectural Attachments to Planning Application**

- i) Design and Access Statement
- ii) Drawing No: 528.PL1.01 Location Plan, scale 1:1250
- iii) Drawing No: 528.PL1.02 Original and As Built Site Plan, scale 1:200
- iv) Drawing No: 528.PL1.03 As Built Basement Plan Scale: 1:100
- v) Drawing No: 528.PL1.04 Original and As Built Ground floor Plans Scale: 1:100
- vi) Drawing No: 528.PL1.05 Original and As Built First floor Plans Scale: 1:100
- vii) Drawing No: 528.PL1.06 Original and As Built NW (Front) Elevations Scale: 1:100
- viii) Drawing No: 528.PL1.07 Original and As Built SW (Side) Elevations Scale: 1:100
- ix) Drawing No: 528.PL1.08 Original and As Built NE (Side) Elevations Scale: 1:100
- x) Drawing No: 528.PL1.09 Original and As Built Sections A - A Scale: 1:100
- xi) Drawing No: 528.PL1.10 Original and As Built Sections B - B Scale: 1:100

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