

Date: 07th March 2018

DESIGN STATEMENT

143 FORTRESS ROAD,
LONDON NW5 2HR

Introduction

This Design Statement has been prepared by Former Studio in support of the full planning application for a proposed single storey rear extension to accommodate ancillary space to serve the ground floor commercial unit.

This statement briefly analyses the characteristics of the site and surrounding area and is to be read in conjunction with the additional documents submitted as part of the planning application.

The property is not located within a conservation area and is not locally listed.

Application Site

The application property forms a part of a three-storey terrace along the North side of Fortess Road. Although no. 139-143 appear to be later additions to the terrace, the property is typical of the surrounding buildings - namely: comprising a ground floor commercial unit with residential use on the floors above - albeit, much simpler in character.

The property benefits from a rear garden which is only accessible to the commercial unit.

Relevant Precedents

Application Number: 2012/1478/P

Site Address: 163 Fortess Road London NW5 2HR

Application Type: Full Planning Permission

Development Type: Commercial Extension

Proposal

The proposed development seeks permission for a single storey, rear extension to provide ancillary space for the existing ground floor commercial unit.

The proposed extension and internal alterations intend to rationalise the layout and improve the functionality and viability of the ground floor commercial unit for current and future use.

Properties no. 145-165 all benefit from a full-length ground floor extensions so the proposed development will not be out of keeping with the surroundings, nor will it be visible by the public.

As part of the development, a tree nearest to the rear of the property will be felled to accommodate the proposed extension. There are no TPO's on the site and the loss of the tree will have no material impact upon the character and appearance of the area as it is not visible by the public and the garden is not usable as amenity space. Furthermore, the proximity of the tree to the building has the potential to damage the foundations.

All work is to conform to BS 3998:2010 'Tree work – Recommendations' and with current arboricultural best practice. Tree works are to be undertaken by a professional and specialist arboricultural contractor, who carries the appropriate experience and insurance cover, equipment and PPE. All works and processes are to comply with all relevant Planning, Wildlife, Environmental, Conservation and Health and Safety legislation.

Furthermore, tree protection for retained trees on adjacent land shall be undertaken in accordance with BS5837:2012 (Trees in relation to construction - Recommendations) and will protect the root protection area calculated as described in Table 2 of that British

Standard for the duration of all site works (including demolition) undertaken in connection with the proposed development.

The protective fencing will be 2.4m high and conform to Figure 2 of BS5837:2012 i.e. a scaffold framework comprising a vertical and horizontal framework, well braced to resist impacts, with vertical tubes spaced at a maximum interval of 3m. On to this weldmesh panels should be securely fixed with wire or scaffold clamps.

Use

The existing use will remain unaltered.

The opening hours will remain as existing.

Appearance

The extension will be constructed using facing brickwork to match existing, aluminium-framed doors powdercoated white and a wildflower blanket roof.

Access

Access will remain unaltered.

Sustainability Assessment

Where possible, materials will be sourced locally minimising the distance travelled by road. However, the context of sustainability and minimising the environmental impact of materials over a lifetime of the building, priority will be given to sourcing materials that have the highest rating in the BRE Green guide to Specification.

A Bauder Wildflower Blanket living roof is proposed, resulting in no increase of impermeable surface.

Summary

The proposed development utilises a dilapidated and underused piece of land that is out of site from the public and improves the commercial viability and functionality of the ground floor commercial unit.

The proposal is not detrimental in any respect to the amenity enjoyed by the neighbours and is typical in scale and character to adjoining developments.

End.