

Date: March 2019

DESIGN STATEMENT

143 FORTRESS ROAD,
LONDON NW5 2HR

Introduction

This Design Statement has been prepared by Former Studio in support of the planning application for a proposed 1st floor rear extension to accommodate additional residential space for the existing residential 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, comprising a ground floor commercial unit with residential use on the floors above.

Relevant Planning History

Application Number: 2018/2163/P

Site Address: 143 Fortess Road London NW5 2HR

Application Type: Full Planning Permission

Development Type: Erection of single storey rear extension at ground floor level in association with commercial unit (Use Class A1).

**NOTE: the proposed drawings submitted as part of this pre-planning application show the above application although works have not begun.*

Proposal

The proposed development seeks permission for a 1st floor, rear extension to provide additional residential (C3) floor space to the 1st floor residential unit.

The existing residential unit comprises two single bedrooms, small kitchen/living/dining room and bathroom. The proposed extension and internal alterations intend to create a larger living space.

Use

The existing use will remain unaltered.

Amount and Scale

The proposed addition has been designed to minimise impact on the character of the host property and surrounding buildings. Following the pre-planning response (ref: 2018/5876/PRE) the addition has been reduced to 3m in length.

The accompanying daylight/sunlight assessment prepared by t16 Design demonstrates that the proposed addition will not harm the amenity enjoyed by the neighbouring properties.

Appearance

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

Layout

The existing residential unit comprises a compact kitchen/living/dining room, bathroom and two single bedrooms. The proposed alterations will accommodate an open plan kitchen/living/dining room with rear outlook and two generous bedrooms.

The accompanying daylight/sunlight report prepared by t16 Design demonstrates adequate levels of natural daylight in the living space.

Access

Access will remain unaltered. The residential unit will be accessed from the existing communal stair.

Sustainability Assessment

Materials - 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.

Water Consumption - the development will insure that the maximum internal water use is limited to 105L/person/day. This will be achieved with the use of low flow rate taps and showers, dual flush WC's and low capacity baths.

Overall, the development will improve the thermal performance of the building and reduce energy and water consumption.

End.