

Design and Access Statement

In respect of:

29 Fortess Road,
London
NW5 1AD

Addition of conservatory to first floor of scheme following planning permission
2017/3552/P.

Revision D: 10/04/2019

Prepared by:

Koupparis Associates

0207 267 6909

0207 267 6874

1.0 Introduction

The property has received planning permission for 4 units under planning permission 2017/3552/P and this scheme proposes to add a conservatory at first floor to the scheme to maximise the space that is available the first floor unit.

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 four-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 similar to the other properties in the terrace at numbers 23,27, 35 and 37 which have set the precedent for this.

5.0 Proposed Scheme

This scheme proposes to improve the previous scheme 2017/3552/P approved on 16th may 2018. The previous approved scheme involved the conversion and extension of the property to create 1 x one bedroom studio, 2 x one bedroom flats and 1 x two bedroom maisonette including rear extension at lower ground and ground floors. The current scheme would aim to add a conservatory to the top of the lower ground and ground floor extension to provide additional accommodation and amenity space to the 1 bed studio at first floor level.

As per the previous scheme the existing stair is to be adapted to allow the rear back addition connectivity with the main body of the building to create the self-contained flat at first floor level. The floor levels in the back addition are to be adjusted as the low headroom needs to be increased slightly to allow for the minimum headroom as described in the London Plan of 2300mm. A mansard roof extension is also proposed to create the additional floor for the maisonette. As mentioned many properties within the terrace have created additional floors by the addition of Mansard roofs.

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 remaining description is as per planning approval 2017/3552/P:

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 staircase will be adapted to allow for the rear outrigger at first floor to be accessed from the main body of the building.

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. These will be positioned more than 500mm from the ridge eaves both sides on the mansard which will be sloped at 70 degrees.

The rear facade will be adapted to allow for a fill in extension adjacent the outrigger on lower ground and ground floors. The first floor rear outrigger will be accessed from the main body of the building by reconfiguring the stair. The rear outrigger will be refurbished with the painted rendered blockwork and the floor level at first floor to be adjusted to achieve a minimum headroom of 2350mm. This also enables the rear outrigger to be accessed from the main body of the building by the means of 4 steps and the flat roof of the outrigger raised by 300mm to allow for this adjustment. The existing floors in the main building will remain at the same levels and will be refurbished and upgraded for acoustic separation.

The front façade is to retain its current rusticated stucco ground floor element which will be refurbished. 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.