

49a / 49b / 51a / 51b Fortress Road,
London,
NW5 1AD.

Proposed – Conversion from office / storage to flats

DESIGN AND ACCESS STATEMENT



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1.0 INTRODUCTION

- 1.01 ASB Property Consultants Limited have prepared this design and access statement to accompany a planning application proposing ground floor alterations to provide 4 x one bed flats.

2 EXECUTIVE SUMMARY

2.01 The brief – Objectives and Purpose

Our client owns the site and approached us to establish the potential additional development opportunities for the site, as well as the improvement and redevelopment of the vacant offices and storage areas. The plans have been duly prepared by ASB Property Consultants Limited.

2.02 Proposed Development

The proposed development includes the following:

- No external changes
- Internal alterations
- Access to the flats from Fortress Road to the front
- Access to the flats from Fortress Yard to the rear

2.03 Executive Summary

The statement has been written to support the application and confirm that the proposals will –

- Provide 4 no. one bed flats to meet the growing needs of market value within the borough.
- Enable the comprehensive refurbishment of the existing ground floors to improve the existing housing stock.

3.0 SITE AND SURROUNDINGS

- 3.01 **Ownership** – The applicant own the application site.

- 3.02 **Location** – The application site is 49a / 49b / 51a / 51b Fortress Road, London, NW5 1AD. The site proposed for change of use of the ground floor and basement level is within the Kentish Town area

It is located at Fortress Road to the front with a road from Fortress Road giving access to the rear Fortress Yard.

The residential flats are located from the rear (3 flats), front (1 flat).

3.03 **The Existing Building** – The existing building is a 3 storey building (to the front) and 4 storey (to the rear) with office and storage use. There is A1 use to the front ground floor (piano shop).

3.01 **The surrounding properties** – The surrounding properties are a mix of retail to the ground floor and residential above and to the rear. To the north of the site is residential dwellings, to the East and West is A1 use to the ground floor with flats above and residential to the south.

The buildings are of varying styles and periods.

4.0 PLANNING

4.01 Planning History –

Application Number	Site Addresses	Development Description	Status	Date Registered	Decision
2015/4298/INVALID ID	49 Fortress Road London NW5 1AD	Erection of two storey rear extension to Nos. 49 and 51 Fortress Road and erection of single storey rear extension at rear of No. 6 Fortress Yard to create 3 no. 2-bed flats and 2 no. 1-bed flats	WITHDRAWN	--	Withdrawn Decision
2014/5495/P	49 Fortress Road London NW5 1AD	The change of use of the retail unit (Class A1) to a public	FINAL DECISION	12-09-2014	Refused

		house (Class A4).			
Application Number	Site Address	Development Description	Status	Date Registered	Decision
2012/6046/P	49-51 Fortress Road London NW5 1AD	Conversion of rear lower ground floor and erection of two storey rear extension and ground floor infill extension to create 4 no. two bedroom residential units (class C3) to existing	WITHDRAWN	16-11- 2012	Withdrawn Decision
8802312	49-51 Fortress Road NW5	Retention of single storey building at rear of 49- 51 Fortress Road for use as workshop ancillary to retail shop as shown on drawing No. 8806/1.	FINAL DECISION	26-05- 1988	Grant Full or Outline Planning Permissn.

4.02 **Site designations** – The building is not listed, site is not within a conservation area or within a flood risk zone.

4.03 **Planning use** – The site is A1 to the ground floor with C3 above.

5.0 DESIGN PROPOSALS

In developing a proposal for 49 and 51 the design was sought to maximise the ground floor levels potential hence the proposal of 4 x one bed flats are all within the required min floor area of 50m². The proposed use to the ground floor is to compliment the uses to the first and second floors. The use as A1 is to be retained to the ground floor level (Fortess Road).

5.01 **Pre planning advice** – It is understood that no pre application discussions was undertaken with the council.

5.02 **Design Development** – The design development proposes no extensions or external changes.

The proposals in terms of size and sitting has no impact on the neighbouring property in terms to loss of light and no overlooking issues.

5.03 **Access** – Access into the site is directly from Fortess Road and Fortess Yard.

5.04 **Cycle store** – There is a proposed cycle store to the rear for the flats. The cycle store can only be assessed from the side access road which will have secure fob / key lock.

The cycle store meets the required standard providing 1 no space for each flat.

5.05 **Refuse** – The proposed refuse store is separated from the main building situated to the rear.

5.06 **Impact on the surrounding buildings : Overshadowing** – The proposals will have minimal visual impact on neighbouring properties with no overshadowing to surrounding properties.

5.07 **Impact on the amenity of the neighbouring dwellings** – Due to the proposals having no extension there will be no detrimental impact to the amenity of the neighbouring dwellings.

6.0 CONCLUSIONS

The principle of the development should be seen as acceptable considering the use of residential above and surrounding properties.