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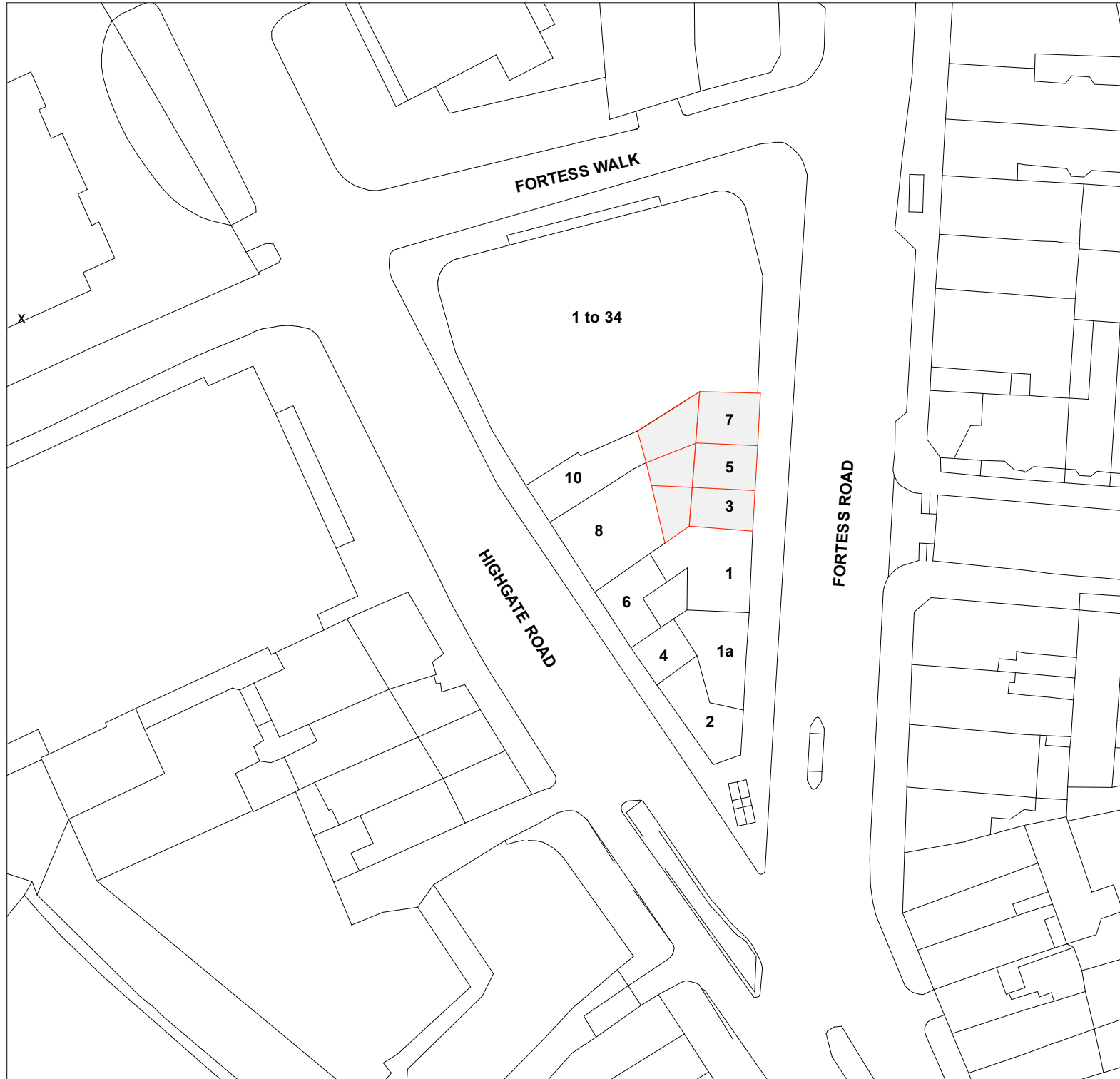
DESIGN AND ACCESS STATEMENT

Our Ref 1539-2 30.03.20.

Demolition of the three storey buildings to create a four storey residential and commercial development; consisting of 3 number flats above 2 number shops, to numbers 3, 5 & 7 Fortess Road, Kentish Town, London NW5 1AA



View from Fortess Road



Existing Site Plan

Building's Description

Numbers 3, 5 & 7 Fortess Road are located to the south end of Fortess Road as it connects with Highgate Road and Kentish Town Road. The site is part of a triangular urban block pointing towards Kentish Town, this shape forms the angular boundary nature of the rear of the site, while the main 3 buildings are a rectangular terrace.

Numbers 3, 5 & 7 Fortess Road are a three storey terrace block with ground floor rear extensions filling the whole of the site. All three properties have commercial premises on the ground floor with residential accommodation above. This typology with commercial uses on the ground level and residential above is replicated across the whole urban block.

Number 3 Fortess Road is occupied by a hot food Chinese takeaway at ground floor level and residential accommodation above that is accessed through the restaurant and via a separate entrance to the side. This property is still occupied. The front elevation is constructed with red bricks painted white and features central white timber framed windows on both first and second floors. The ground floor has a grey aluminium framed shopfront and yellow shop sign. Number 3 also features a butterfly roof that drains to the rear of the building allowing a straight roofline to the front elevation. The rear elevation is of red brick with various window openings with white timber framed windows and a door allowing access to the flat roof from the staircase.

Numbers 5 and 7 Fortess Road are of similar architectural style to no. 3 but are currently vacant as a result of structural damage caused by the construction works done at no.s 1-34 to the north of the site. No. 7 has a separate entrance from Fortess Road to the residential accommodation above while number 3 has access from the commercial unit. The construction work at no.s 1-34 has left an awkward gap between the buildings that has been left to deteriorate over time. No. 5 has a butterfly roof and no. 7 has a flat roof. To the rear numbers 5 & 7 have had various timber additions made that are also in a poor structural state.

Due to the overall poor condition of the three buildings our Client is seeking planning permission to redevelop the site with a new four storey development with 2 new commercial units at ground level and three residential units to the upper levels with separate off street access.



PH1 - Rear view of no.s 3, 5 & 7



PH2 – View of no.s 4, 6 & 2



PH3 - Rear view of no.s 4, 6 & 8



PH4 – View of no.s 1, 1a & 2

Building's Description

To the rear of the site most buildings vary from three to five storeys, with some having high floor to ceiling heights at ground floor level. All the surrounding buildings have extended at ground floor level to enlarge their commercial premises and feature accessible roof terraces above as seen in images PH1-PH4. These buildings are mostly constructed with red brick and some with white render. The only exception being no.s 4 & 6 which are of yellow London Stock bricks and a grey slate mansard roof as seen on image PH3. There is a variety of window sizes, material finishes to these openings.

No.s 1-34, apartment block features a large courtyard to the rear that is used as the main access to the residential units and to bring light into the flats. This courtyard has several staircases leading upward and two lift shafts that circulate movement around the courtyard via external metal walkways. There is no uniform appearance to the rear elevation of no.s 1-34.

This central area is south facing and allows natural light into all the existing window openings during the day as seen in images PH1 to PH4.



PH5 - Rear view of no. 7 & 1-34



PH6 - View of no. 7 & 1-34's gap



PH7 - View down of no.7 & 1-34's gap

Building's Description

Number 7 Fortress Road has suffered the greatest amount of structural damage due to the development of the adjoining property at no.s 1-34 as per planning ref. 2005/2242/P. During the work for the 5/6 storey building with a basement level, damage was done to no.7's boundary wall that has caused large cracks throughout the front & rear of the building.

Currently there is a gap between no.s 1-34 & no.7 Fortress Road that can be accessed via the first floor courtyard at no.s 1-34 as seen in images PH5-PH9. From this covered walkway it is visible that this gap has been left to deteriorate over time with temporary structural supports in place as seen in image PH8.

There are no residential unit windows facing this boundary area at no.s 1-34 as the walkway is purely used for access on this side of the development as seen in image PH10.



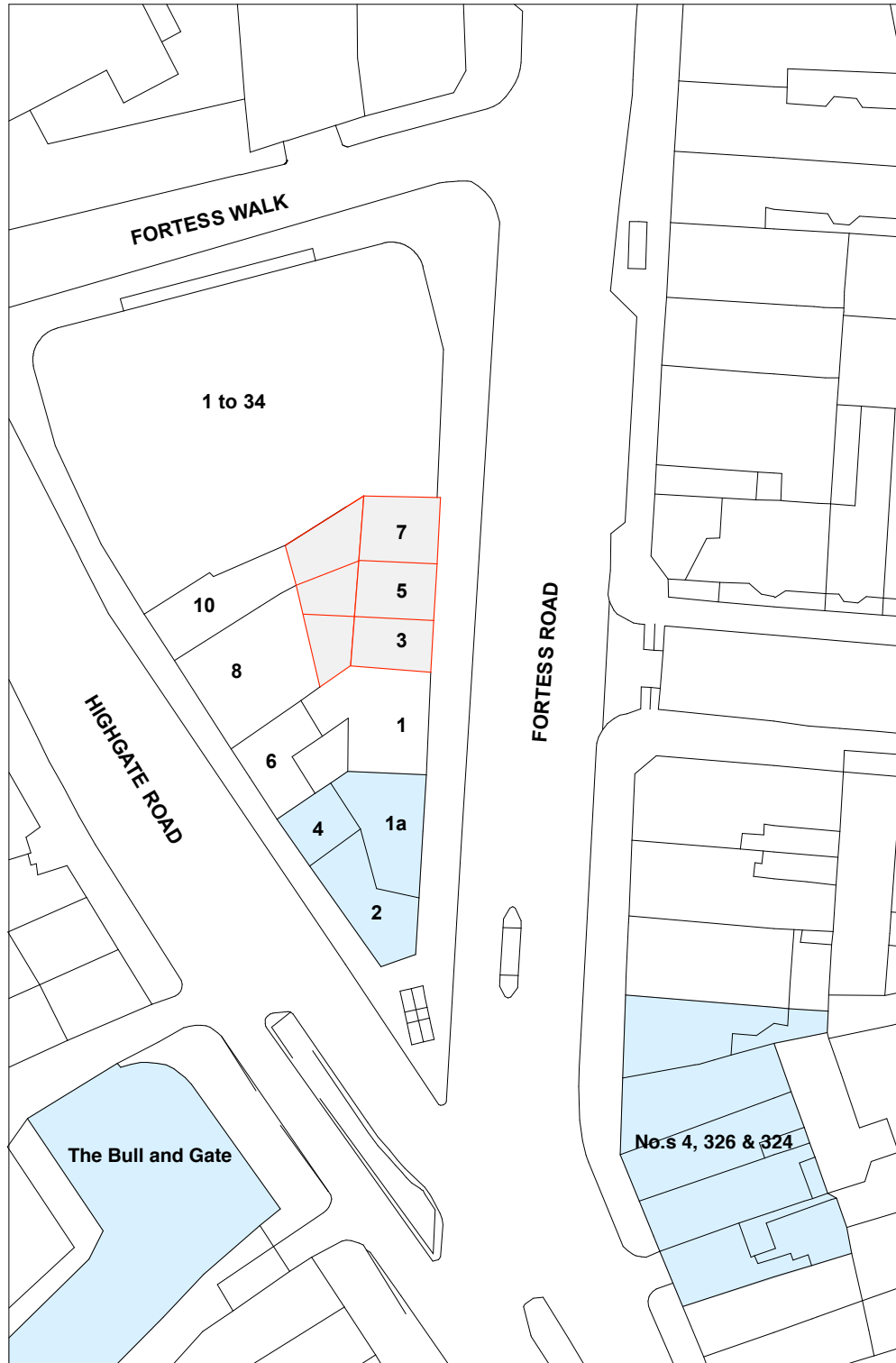
PH8 - View down of no.7 & 1-34's gap



PH9 - View from covered walkway towards no.7



PH10- View of no.s 1-34's walkways & lift shaft



PH11 - View of no.s 4, 326 & 324



PH12 - View of no.s 1a, 2 & 4



PH13 - View of The Bull and Gate

Location & Context

The site is located in close proximity to a busy junction with Highgate Road and Kentish Town Road. The junction crosses over National Rail train lines in a form of a wide bridge. Building here vary in style scale and material finishes, ranging from three storeys to five storeys, red brick, Yellow London Stocks and rendered facades.

The typology of buildings remains consistent in this area with commercial uses on the ground floors and primarily residential above as seen in image PH11 to Ph13. PH11 is a good example of active frontages that help bring life to the street scene at the junction. From these buildings of note is no.4 Fortess Road (Mail Boxes Etc.) that has further detail to its front elevation. The façade features white stone bands and window pediments on red brick that are common on Fortess Road. The adjoining buildings at no. 2 Fortess Road (Waxcat), no.326 Kentish Town Road (Clapton Craft) and no.324 Kentish Town Road (George's Barber Shop) are less ornate and closer match the style of No.s 3,5 & 7. These elevations vary from red brick to white render and Yellow London Stock bricks and step down in height from no. 4 Fortess Road.

Images PH12 and PH13 show two more buildings of note within the junction, The Bull and Gate pub and no.s 2-4 Highgate Road (Peppiatt). Both buildings are very ornate in appearance thus adding to the character of the local area. The Bull and Gate is a three storey red brick building with ornate arched openings across all floors. The ground floor is a painted black façade with large windows and projects forward from the main building above. The first and second floor are of red brick with white stone bands, pilasters and white stone window reveals with white timber frame sash windows.

No. 1a, 2-4 Highgate Road has a unique footprint shape as it pints south towards the junction. The building has several active small businesses at ground level with residential accommodation above. The three façades of the building are in red brick with white stone bands, pilasters and render throughout. The bands vary in width and depth and gradually reduce in size with the height of the building. The first floor arched windows have white render and bands to emphasise their large size while the second and third floor windows reduce in size and have less render, creating a visual hierarchy that reduces in detail with height.



PH14 - View of nos 6, 8 & 10



PH15 - View of nos 12, 14 & 16



PH16 - View of nos 18, 20 & 22

Location & Context

North of the junction on Fortess Road immediately adjacent to the site on either side of the Junction with Falkland Road the parade of shops continue. These buildings all vary in style and finishes which add to the architectural diversity of the high street. These buildings vary from three to four storeys and the materials remain as either red brick or Yellow London Stocks as seen in images PH14 to PH16.

The Fortess Road Post Office (Ace Sports) no.8 and 10 Fortess Road (Bike House) have three different styles in appearance. All three are built with red brick and have white stone detailing. No. 8 matches no. 4 in style as seen in image PH11. The Post office building has a tall gable end roof that breaks the horizontal roof line of the parade built of red brick and a features central bay window at first floor. A central white stone band separates the floor levels and another key feature is the recessed original Post Office Sign. No.10 Fortess road is primarily in red brick but features detailed brick window reveals, brick pilasters and brick bands that add depth to the façade around the corner building. This building also features a mansard roof addition above an ornate white stone roof band that emphasises the second floor windows as seen in image PH 14.

Further north after Falkland Road no. 12 Fortess road is a red brick corner building, similar to no. 10 is of red brick and has detailed brick window reveals and bands adding depth to the facade. No. 12 is different to no. 10 as it has larger arched windows, a pitched roof and no white stone detailing. Numbers 14 & 16 Fortess Road are part of a more uniform parade of Yellow London Stock Bricks and red clay tile pilasters, window reveals and bands. This parade is visually split into four units with red clay pilasters and each unit features a large central window opening at first floor level and two small windows at second floor. The building then has very ornate roof line with pediments and curved coping stone detailing. No. 14 also has an original timber frame design shopfront that has become less common on the high street as seen in image PH15

Further on Fortess Road the buildings become 4 to five storeys as seen in image PH16. These buildings are of red brick facades & detailing. These buildings have a larger number of sash windows per floor with white stone lintels.



PH17 - View of no.s 28 to 34



PH18 - View of no.19



PH19 - View of a Georgian housing terrace



PH20 - View of Modern apartment block



PH21 - View of shop parade leading to Tufnell Park



PH22 - View of 4 storey Georgian residential terrace

Location & Context

The nature of Fortress Road changes after its junction with Fortress Walk and commercial activity lessens and becomes largely residential as the road leads towards Tufnell Park Station as seen in images PH19, 20 & 22. As the road leads closer to Tufnell park Station commercial activity intensifies again as seen in image PH21.

No. 28 to 34 & no.19 are the final commercial buildings before the residential portion of Fortress Road begins. Both have converted their ground floor premises to office use with residential above. No.'s 28-45 is a five storey industrial style building with a high ground floor and crittall windows above. The shop front relates closer to traditional designs on the high street with timber frame openings and shop sign with a combination of clear and frosted glazing. The rest of the elevation is of Yellow London Stock with recessed window openings with red brick arches. This building has also had a mansard roof addition made, all as seen in image PH17. Opposite at number 19 the whole façade has been painted grey and features both brick and stone bands. No. 19 also has a similar shopfront design to no.s 28-34 painted grey as seen in image PH18.

Further north, Fortress Road becomes quieter with residential properties on either side. These vary in size and style with some modern apartment buildings as seen in images PH19, PH20 & PH22. Of note are the two largely in tact Georgian residential terraces that feature typical white stucco render at ground floor level and white render bands and window detailing to the upper floors contrasting the dark Yellow London Stock bricks.



Design Proposal

The proposal is to create a four-storey building with a shop unit as well as a coffee shop on the ground floor and three flats above by demolishing the three deteriorated buildings. The design is in keeping with the style of the area via the use of matching materials and detailing by reflecting existing character feature found on Fortress Road.

The proposal has a footprint of approx. 170 square metres (existing buildings have a footprint of approx. 169 square metres) and consists of the following:

- a) 3 no. three-bedroom self-contained flats.
- b) Bins' enclosures and cycle storage.
- d) 2 no. commercial units. A coffee shop of approximately 70 square metres and retail shop of approximately 57 square metres.

Residential Accommodation:

The proposed design layout of the residential units to the first, second and third floors provide quality flats, complying with The London Plan policy and most of the Lifetime Homes Criteria.

Proposed flats' approximate floor areas:

Flat A - Three-Bedroom 4 Person Unit: approx. 85 square metres.
Flat B - Three-Bedroom 4 Person Unit: approx. 85.5 square metres.
Flat C - Three-Bedroom 4 Person Unit: approx. 87 square metres.

Transportation

The site is next to a public transport hub with a bus stop directly adjacent providing access to two major bus routes heading North & South on Fortress Road with bus no.s 134, 214, C2 & N20 and additionally Highgate Road has frequent services. There are trains from nearby Kentish Town Station, as well as Tufnell Park station to the north, Gospel Oak to the west Camden Town to the south. The PTAL rating for this area is 6a.



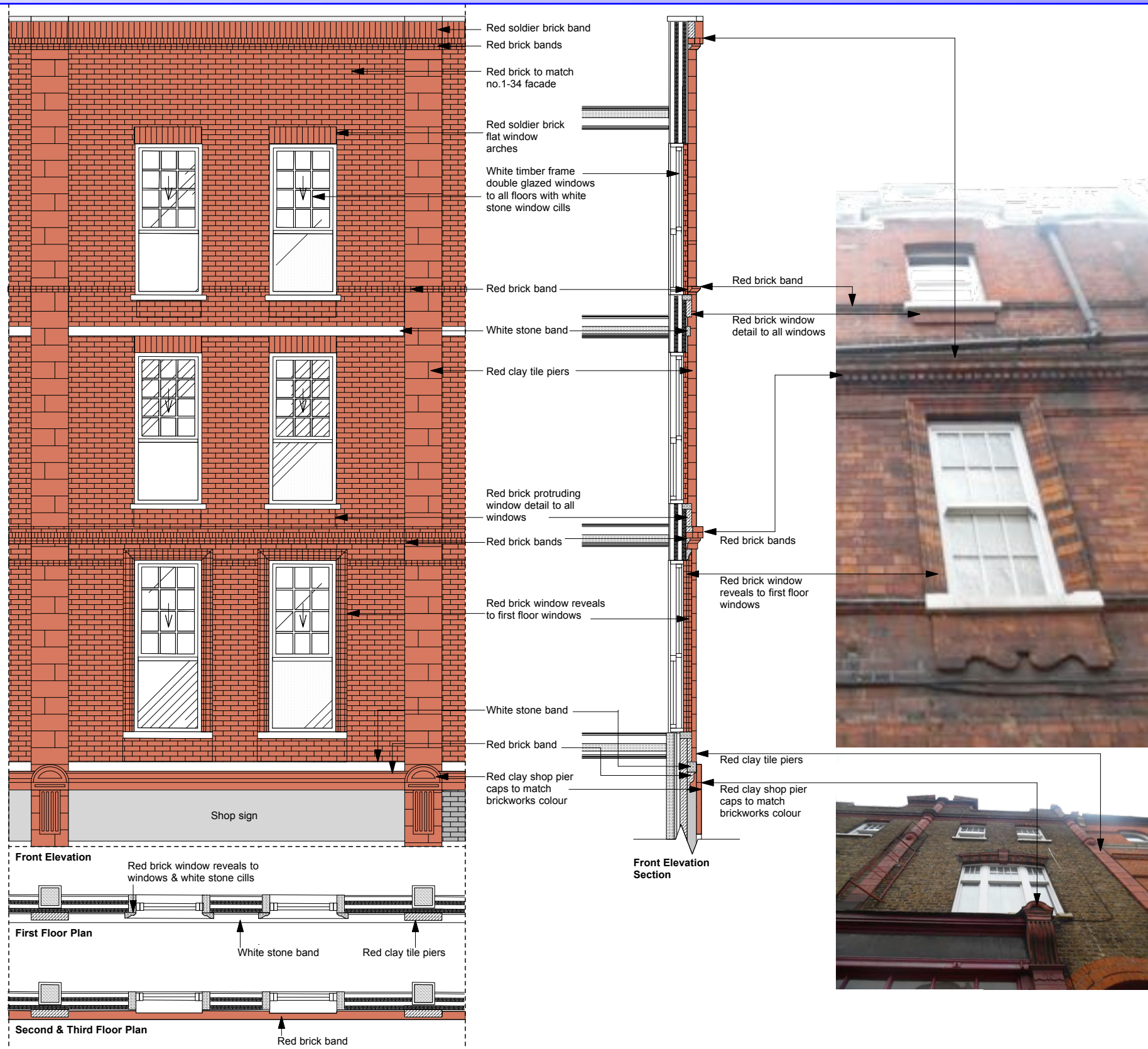
Proposed Front Elevation Summary

The proposed building will take its height from neighbouring no.s 1-34 roof line and continue across the plots of no.s 3, 5 & 7. In addition the proposal makes use of the leftover gap space between no.s 1-34 and no.7 Fortess Road. This will bring a uniform appearance to this side of the high street. The proposed front Elevation will continue the uniform appearance by using materials visible in the immediate local area such as red brick, red clay tiles, white stone and timber framed windows and doors.

The front façade will be split into three visual vertical sections that will mimic the former plot divisions of no.s 3, 5 & 7 Fortess Road. This division will be achieved via the use of vertical piers/pilasters clad in red clay tiles. The three divisions will also dictate the sizes of the ground floor shopfronts and apartment entrance area and access to the upper floors. The entrance to the flat's lobby will mimic the appearance of a shop to complete a uniform ground floor commercial appearance.

The shop units will cover the entire ground floor and have timber framed shopfronts to better relate to the traditional nature of the high street. These shopfronts will have solid timber panels to the bottom sections and crittall windows to the top with large glazing in between. Timber shop signs are proposed and grey brickwork above the entrance to the flat's lobby.

Above the shops the elevation takes precedent from the building opposite the site at no.s10 & 14 Fortess Road and proposes a combination of horizontal red brick and white stone bands with further window reveal detailing to the first floor windows. All windows to the front will have white stone window cills and extruded brick elements underneath. In addition red soldier brick bands will span across the top of the windows and roof line. Combined these elements will create a perceptible level of depth to the façade that will relate to the immediate context and provide a positive architectural contribution to the high street.



Proposed Front Elevation - Residential

The three levels of residential accommodation fronting Fortress Road will take precedent from buildings opposite at no.s 10 and 14 Fortress Road. These buildings create visual interest via the use of red brick and red clay tiles on their facades.

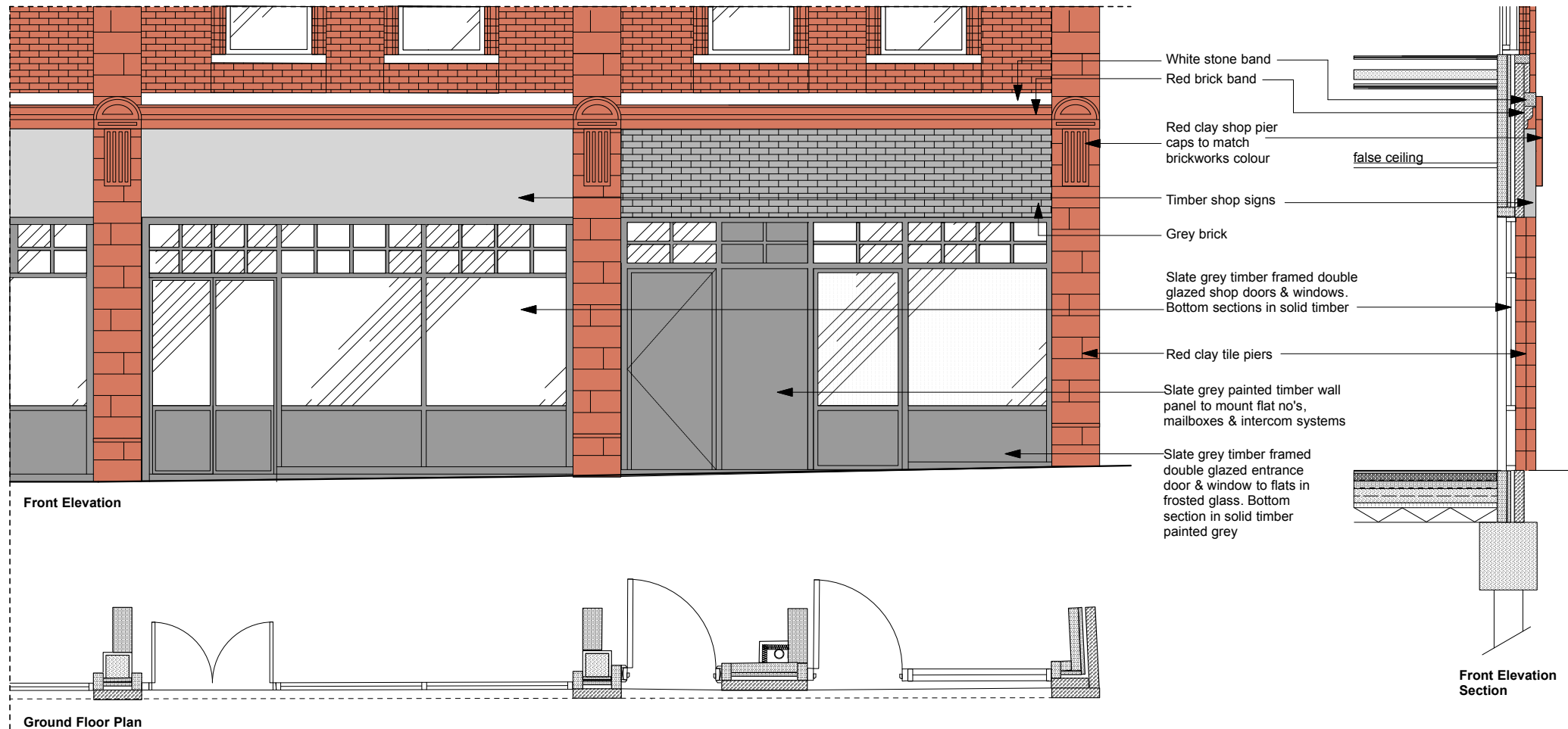
The front façade is split into three sections via the use of red clay piers as seen at no.14 Fortress Road.

Proposed first floor windows will be white double glazed timber framed with the upper panes broken down with further subframes and bottom sections in larger panes. These windows will have white stone cills, extruded red brick elements underneath and a red brick framing details for the openings. This will closely relate to number 10 Fortress Road. In addition above the first floor windows there will be detailed extruded brick banding across the entire façade to match no.10's detail. A similar detail will also be repeated at roof level with the addition of soldier bricks.

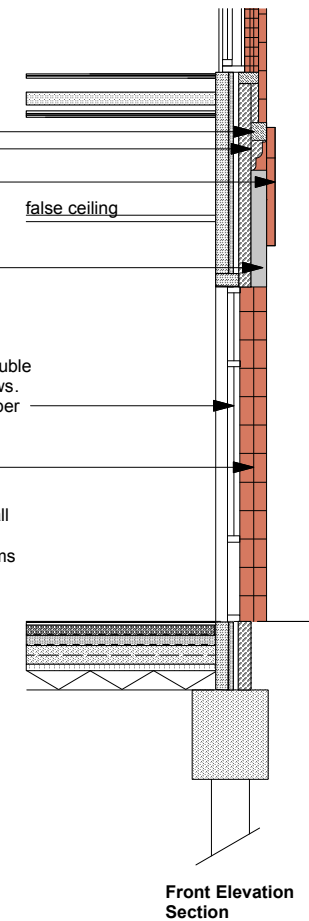
Separating the commercial units from the residential units at ground floor and the first floor from the second floors will be white stone bands that relate to the bands used at the adjacent properties.

All pipework and serviced will be hidden away from the façade and run internally within the building.





- White stone band
- Red brick band
- Red clay shop pier caps to match brickworks colour
- Timber shop signs
- Grey brick
- Slate grey timber framed double glazed shop doors & windows. Bottom sections in solid timber
- Red clay tile piers
- Slate grey painted timber wall panel to mount flat no's, mailboxes & intercom systems
- Slate grey timber framed double glazed entrance door & window to flats in frosted glass. Bottom section in solid timber painted grey



Proposed Front Elevation - Commercial

The ground floor commercial units take precedent from no.s 28-34 and 19 Fortress Road with the use of timber frame shopfronts and a combination of large and small glazing elements.

The entrance to the flat's lobby will mimic the appearance of a commercial unit. Instead of a timber shop sign there will be grey brick and between the refuse store door and flat's lobby entrance a solid timber panel to mount intercom systems and flat numbers.

The three areas at ground level will be divided with red clay tile clad piers that will have red stone pier caps and brick banding to visually separate the commercial units from the upper levels.

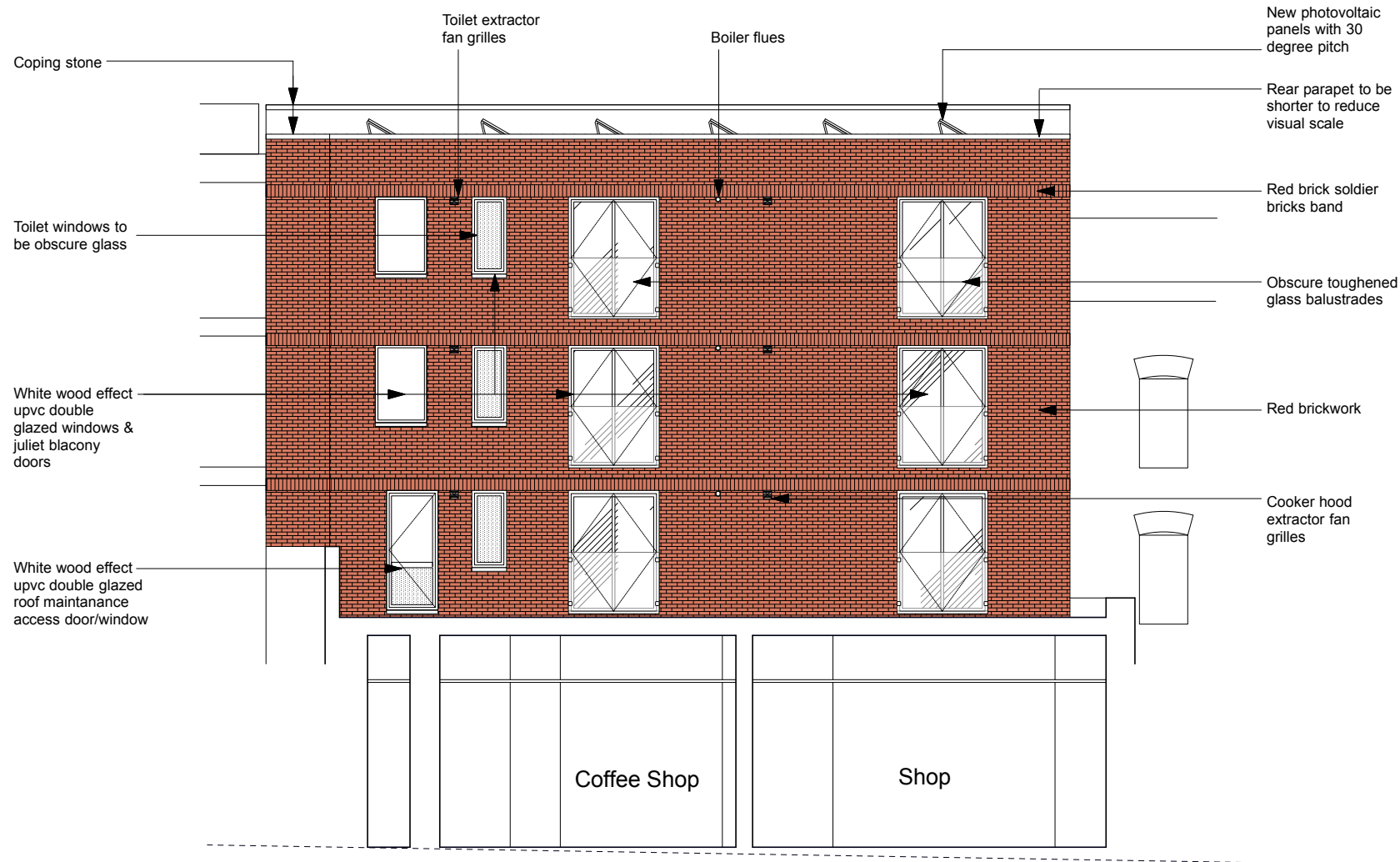
As shown the commercial units and flat entrance lobby shopfronts are painted grey timber but these could be open to change and introduction of other colours and graphics to better suit future tenants needs.



Photo of Fortress Grove, 28-34 Fortress Road



Photo of no. 19 Fortress Road



Proposed Rear Elevation

The rear elevation line will follow the existing rear building line on first, second and third levels. Constructed with red brick the rear elevation will be shorter than the front to reduce its visual scale.

The rear elevation as a whole will be less ornate than the front which is similar to the nature of the existing buildings nearby. Proposed white upvc framed wood effect Juliet balcony doors with obscure frameless toughened glass balustrades to the bedrooms and living areas. Each flat spans the entire floor it is on thus creating dual aspect accommodation.

To the side adjoining nos. 1-34 is the proposed staircase core with fixed shut windows. On the first floor will be a roof access door for maintenance access only and will be locked from residents use.

To add visual interest soldier brick bands are introduced that will also highlight the the storeys horizontally. All pipe work will be concealed within the building however any boiler flues and extractor fan grilles will discharge at the rear of the development.

Sustainability

1. The red bricks and stonework can be reused.
2. Timber windows, panels & doors to be obtained from sustainable sources
3. Windows' and balustrades' glazing can be recycled.
4. Double Glazing; - By using Low 'E' glass with a minimum of a 20mm gap between each pane, this energy efficient window & door system reduces carbon emissions.
5. The installation of high specification cavity insulation and the use of low energy light fittings where possible, will also assist with the energy efficiency of the new building.
7. Upvc pipes to be obtained from eco-friendly & sustainable source.
8. Photovoltaic panels to provide renewable energy

National Policy

National Planning Policy Framework (NPPF) – March 2012.

The National Planning Policy Framework (NPPF) encourages the provision of more housing within towns and other specified settlements and encourages the effective use of land by reusing land that has been previously developed. Local Plan Policy R1, which requires development to take place in previously, used or developed land is consistent with the NPPF. Furthermore, Policy GBSP2 directs new development towards existing towns and settlements.

Planning History

3 Fortess Road.

Planning Ref. TP4339/2656 - Permission granted dated 03.05.62

To erect an addition at the rear of the premises, in order to provide preparation room at ground floor level in connection with the existing use for a fried fish shop and to erect a kitchen, bathroom and separate W.C. at first floor level.

Planning Ref. CA135/P1/P2 - Permission granted dated 25.06.65

Internally illuminated double-sided box sign having white letters on a red panel.

5 Fortess Road.

Planning Ref. 13207 - Permission granted dated 23.02.72

Extension of shop premises at ground floor level and erection of addition at 1st floor level in order to create self-contained maisonette,

Planning Ref. 27887 - Permission granted dated 22.01.79

Change of use of ground floor from retail shop to snack bar.

7 Fortess Road.

Planning Ref. TP4709/27401 - Permission granted dated 22.02.61

Alterations to external and erection of a single-storey addition at rear and residential accommodation.

Planning Ref. TP4059/9177 - Refused dated 04.04.62

To use the first-floor of the premises, as a social club and to erect an extension at the rear at first-floor level for use as a cloakroom and W.C.

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