

planning statement

1

Internal alterations, roof & rear extension at
6 Fortess Rd, NW5

[Tom Young Architects](#)

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This narrative should be read with the architects drawings included in a PDF

The existing building at 6 Fortess Rd contains 3 flats housing 6 people i.e

- ground floor flat
- a first floor flat
- a second floor maisonette

The proposals for which we seek a planning opinion consist of 6 flats i.e

- ground floor flat (unchanged 1p flat)
- first floor: 2 x 1p flats
- second floor: 2 x 1p flats
- roofspace: 1 x 1p flat

The new arrangement accommodates the same number of people as the existing one.

We have organised the following as a point-by-point response to an email from Nathaniel Young which sets out objections to what's proposed. Officer Young's email is included as an appendix.

Policy & Design

1. Mix

We are aware of Camden's mix policy & note the following

- a. that the LPA has discretion to allow the mix we propose.
- b. it allowed a more extreme form of the mix we propose at nearby Willingham Terrace a few years ago
- c. The applicant has provided the mix Camden's policy seeks for well over 20 years and on the basis of that practical PRS experience believes the proposed rental offer is better suited to the young professional market he caters for. A property agent can provide market research if Camden want it
- d. We note as well that there is considerable demand for 1-bed accommodation in the borough. It is a relevant consideration that across a slew of recent planning applications, just over 40% of the accommodation is 1-bed
- e. 1-bed, single person accommodation is an adaption well-suited to managing social distancing & dwelling arrangements for recurring epidemics. The proposals help sustain economic/employment robustness

2. Size

- a. We believe that the 1-bed accommodation is appropriately sized. It is between 38.5sm and 41sqm. It appears to comply with GLA requirements and to match the size of the units provided by Pocket Living at Willingham Terrace

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3. *Single Aspect*

- a. Single aspect flats for 1-bed, single-person accommodation is realistic as the example of Willingham Terrace shows

4. *Amenity Space*

- a. There has never been amenity space for the upper floor flats at 6 Fortress Rd. There is on the other hand a public garden directly behind the building.
- b. We would be willing to introduce juliet balconies to match neighbouring residential buildings on Falkland Rd

5. *Non-Stacking Room types*

- a. We assume issues arising can be dealt with by using good quality sound insulation
- b. The location of non-stacking room types is not identified by Camden. We assume it refers to the living space over the ground floor rear flat's sleeping platform, which is, in fact, the existing condition. There are otherwise no obvious instances of non-stacking room types in the proposal.

6. *Impact on neighbouring amenity*

- a. It is not clear how Camden has come to the view that neighbouring amenity will be worsened by our proposals
- b. The views in the appendix show the proposed extensions do not worsen the existing conditions of overlooking. To some extent, the reverse is true.

7. *Waste*

- a. The number of residents will not increase as a result of the proposed development. At the moment, residents bring their rubbish & recycling down on the day of collection. We see no reason to change that. It is moreover very difficult to see what else can be done practically.

8. *Cycle storage*

- a. There is room to provide bike storage at the back of the property in the courtyard as shown in the attached plan

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Appendix 1: Camden's June email

The 2nd June email from Camden's Nathaniel Young to the architects included the following evaluation of the proposals

Upon initial review the proposal is unacceptable in principle – withdrawal is strongly recommended

Unit mix unacceptable

Quality of accommodation

Space standards – does not meet minimum standards for a flat with segregated bedroom

Single aspect

No amenity space

Non-uniform stacking of similar room types

Residential Amenity

Upper floor extensions would have unacceptable impact to light and outlook on neighbouring properties – particularly to the north of the site

Insufficient waste and cycle storage

No information provided on waste or cycle storage - all new units must have sufficient storage for both with details on waste management.

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Appendix 2: impact on rear amenity spaces

View 1 of rear area

There are existing external amenity areas (red-line) around 6 Fortress Rd at the rear. They are overlooked by upper floor accommodation openings in many buildings.

The upper floor accommodation at 6 Fortress Rd already overlooks outside amenity areas or terraces & balconies

The rear & roof extensions proposed do *not* compromise the redlined areas.

Camden remarks the proposals impact “light and outlook” particularly to the north of the host property. We cannot see the evidence.

The blue-outline is the roof of The Old Dairy at 2 Falkland Place



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Appendix 3: impact on window in neighbouring building

View 2 of rear area

There appears to be one window which might be affected by the rear extension proposed. Given its position in the rear facade, it might be expected to be a stair window rather than one illuminating a bedroom

