

## **HERITAGE, DESIGN AND ACCESS STATEMENT FOR PROPOSED WORKS TO 86A FORTRESS ROAD NW5 2HJ**

### **1. INTRODUCTION**

This design and access statement has been prepared in support of an application for listed building consent to replace the front door of 86A Fortress Road ('the Property'), erect a flat canopy above the front door and undertake 'repointing' style plastering of the area surrounding the front door and staircase. The Property basement flat that forms part of a Grade II listed building on Fortress Road (44-94, Fortress Road). The aim of the proposed work is to improve the appearance, security, utility, its thermal performance and reduce its carbon footprint.

Guidance for heritage, design and access statements emphasises the need for the documents to be appropriate in length. The nature of the Property and the extent of the proposed works have driven the length of this document.

### **2. HERITAGE**

#### **Historical Context**

The listing details are:

- a. Heritage Category: Listed Building
- b. Grade: II
- c. List Entry Number: 1113016
- d. Date first listed: 14-May-1974
- e. Statutory Address: 44-94, FORTRESS ROAD

The Property forms part of symmetrical terrace of 26 houses in 4 blocks linked by recessed entrance bays. Early C19. Yellow stock brick (some later patching), with rusticated stucco ground floors. Nos 76-84 (Palmer House), mostly refaced in multi-coloured stock brick. EXTERIOR: 4 storeys and semi-basements except end bays to blocks of 3 storeys, attics in slated mansard roofs and semi-basements. Nos 76-84, 4 storeys, attics with dormers in slated roofs. Mostly 2 windows each. End bays of each block slightly projecting. Recessed entrance bays with stucco pilastered porticoes (No.94 with wreathes in frieze, some with roundels), square-headed doorways with pilaster-jambs carrying cornice-heads, fanlights and panelled doors, most half glazed. Other entrances with similar doorways. Gauged brick flat arches to recessed sashes except 1st floors with casements and cast-iron balconies of lyre design. Plain stucco 3rd floor sill bands (except Nos 76-84), meeting cornice of end bays with stucco balustraded parapets, Nos 44, 52, & 86 having balustrading removed and only outer dies retained. Other houses with plain brick parapets, Nos 78-84 stuccoed. "Fortress Terrace" inscribed on parapet. INTERIORS: not inspected. HISTORICAL NOTE: No.56 was the home of Ford Maddox Brown (GLC plaque).

#### **Aesthetic Context**

The front of the property forms part of a street scene based on a line of properties but is not visible from the main road. The listed buildings (44-94 Fortress Road) share common features of design, presented on to the street, in terms of brick, slate roofs, windows and window framing. The front of property makes a positive contribution to that appearance.

Pictorial Review

The application provides various of the front door in situ, pictures of the area that requires 'repointing/plastering'. As demonstrated by the photographs the works are required in order to secure the Property (as the front door currently does not close) and maintain the Property (the repointing/plastering is required to stem the impact of rainwater on the Property).

**3. ASSESSMENT OF HERITAGE SIGNIFICANCE**

Whilst the Property is a heritage asset, the extent of the fabric that contributes to its heritage significance is essentially limited to the features that contribute to the frontage of Property.

**4. DESIGN PROPOSALS**

The aim of the proposed work is improve security for my Property and improve the Property's thermal performance and reduce its carbon footprint. The overall approach aims to improve the contribution the Property makes to its setting without degrading its significance. The choice of materials will be in keeping with character of the listed buildings for example;

- a. the front door will be replaced with a solid hardwood door, in keeping with the Victorian style, which will enhance the contribution that the Property makes to the street scene.
- b. a canopy to be erected above the front door is in keeping with the Victorian style. This will protect the Property from the elements and will also enhance the contribution that the Property makes to the street scene
- c. the plastering of the area surrounding the door is to keep the Property watertight and maintain the appearance of the Property. Currently the appearance is 'run down' and not maintained.

Annex A provides a detailed overview of the work proposed.

**5. INVOLVEMENT / CONSULTATION / POLICY**

As the works are not substantial works, and there is no requirement for consultation.

**ANNEX A TO LISTED BUILDING CONSENT APPLICATION FOR 86A FORTRESS ROAD  
DATED 4 APRIL 2021  
DETAILED PROPOSAL**

**1. LAYOUT**

There is no change to the current layout of the Property.

**2. LANDSCAPING**

There is no landscaping proposed or required.

**3. ACCESS**

There are no access issues in relation to undertaking the proposed works.

**4. APPEARANCE**

The replacement of the front door will help sustain the appearance of the heritage asset: (proposed door colour is red). Currently the door is a poor fit for the frame (does not close and is a security risk).

**5. UTILITY AND FLEXIBILITY**

*Thermal Performance and Carbon Footprint*

The main entrance to the Property is via the front door and as the door does not currently close there is a significant air mass exchange as people enter and leave.

**6. IMAGES**

Proposed canopy to be erected