

DESIGN & ACCESS STATEMENT

**63 FORTESS ROAD
LONDON NW5 1AG**

- **Internal and external alterations and extensions to existing building to create a conversion from 2 no. maisonettes to 4 no. flats**

PLANNING APPLICATION

JOB NO: 4204/PL

APRIL 2021

1.0 Existing Building & Site

The existing building on the site is four storey end of terrace building with a pitched roof over, on the corner of Fortress Road and Fortress Yard. The building currently contains two maisonettes. Flat 1, on the ground and lower ground floors is a two bedroom dwelling. Flat 3, on the first and second floors is a three bedroom dwelling.

The front elevation on Fortress Road is at the end of a three storey terrace with timber shopfronts at pavement level and flatted accommodation on the first and second floors above. The site steps down towards the rear, with the lower ground floor level lit via windows on the flank and rear elevations.

The upper floors, flank and rear elevation of the building are composed of facing brickwork, with painted timber sash windows.

The rear elevation contains a flat roof rear closet wing outrigger extension at lower ground, ground and first floors. The adjoining building at no.65 contains a similar but one storey taller rear outrigger extension.

2.0 Proposals

The application proposals are in summary as follows:

- Internal and external alterations to the existing building to create a conversion from 2 no. maisonettes to 4 no. flats

It is proposed to separate the four floors of the building in to four separate flats.

Lower ground floor level Flat 1 (1 bed, 2 person) will be accessed via a new side entrance and entrance court from Fortress Yard. The floor level of the existing rear yard will be lowered to create this entrance court, as well as a new rear courtyard area. A new French door opening is proposed in the rear outrigger for the bedroom. The entrance door to the flat is proposed within the enlarged opening of the existing window in the rear wall. The living/kitchen/dining areas of Flat 1 will be lit via high level windows in the reconfigured front elevation shopfront element and flank elevation.

Ground floor level Flat 2 (1 bed, 2 person) is entered via the ground floor communal entrance hall accessed from Fortress Road. The bedroom is proposed in the rear outrigger. A new window is proposed for the bedroom in the flank elevation of the outrigger. The living/kitchen/dining areas of Flat 2 will be lit via a new window in the flank elevation and high level windows in the reconfigured front elevation shopfront element.

First floor level Flat 3 (1 bed, 2 person) is entered from the first floor communal stair landing. The bedroom is proposed in the rear outrigger. A new window is proposed for the bedroom in the flank elevation of the outrigger, to match the one proposed at ground floor level for Flat 2. The living/kitchen/dining areas of Flat 3 will be lit via a new window in the flank elevation and the existing front elevation windows.

Second floor level Flat 4 (2 bed, 4 person) is entered from the first floor communal stair landing. An extension is proposed over the existing rear outrigger to contain bedroom 1. Bedroom 2 is proposed to the rear of the main body of the building. The

kitchen and shower room are proposed in the centre of the plan, with the kitchen lit via a new window in the flank elevation. The living and dining areas of Flat 4 will be lit via the existing front elevation windows.

The proposed second floor extension to the existing rear outrigger will match the existing outrigger at no's 63 and 65 in form and materials (brick walls, painted timber sash windows, asphalt flat roof).

The proposed extension to the rear outrigger would not be visible from the principle street elevation on Fortress Road. The extension would match the height of the existing four storey rear outrigger to the adjacent property at no.65 Fortress Road and therefore there would be no impact on their amenity.

The proposed alterations to the Fortress Road shopfront will be in materials to match the existing (painted timber stall riser and windows).

New windows proposed in the flank and rear elevations would be painted timber sash windows to match those existing in the building.

3.0 Access Statement

The application site currently contains two maisonettes. The new flats in the reconfigured building will be accessed via the existing entrance door on Fortress Road (Flats 2, 3 and 4) and via a new entrance door on the Fortress Yard flank elevation (Flat 1).