



## DESIGN AND ACCESS STATEMENT

An extension to the ground and first floor and reconfiguring the pitched roof into a gable end with internal alterations.

## Context

1.1 – Site Location

1.2 – Local Transport Map

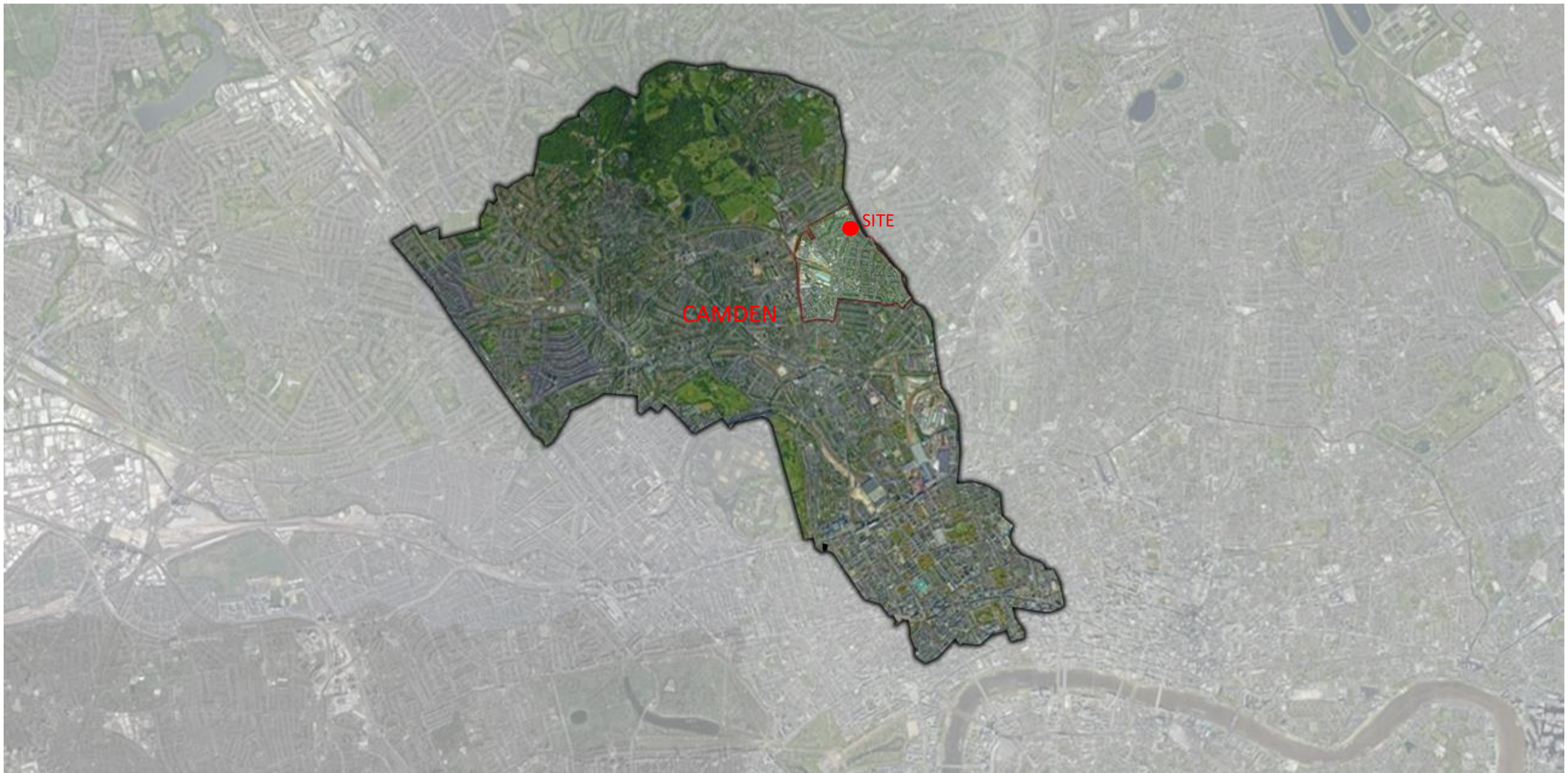
1.3 – Site noise and flood maps

1.4 – Surrounding Photography

2.1 – Existing Drawings

2.2 – Proposed Drawings

3.0 - Conclusion



The site is located within the London Borough of Camden.



The site sits between Dartmouth Park and Hilldrop Estate, and just outside of Camden Town. It is located in the ward of Kentish Town. Fortress Road connect to junction Road at the North and Kentish Town Road to the South.



The site is located within the London Borough of Camden. The property is a Victorian Terraced house and is surrounded by other Victorian housing.

Kentish Town train station is located just an 8-minute walk away. 🚆

Tuffnel Park tube station is located just a 3-minute walk away. 🚇

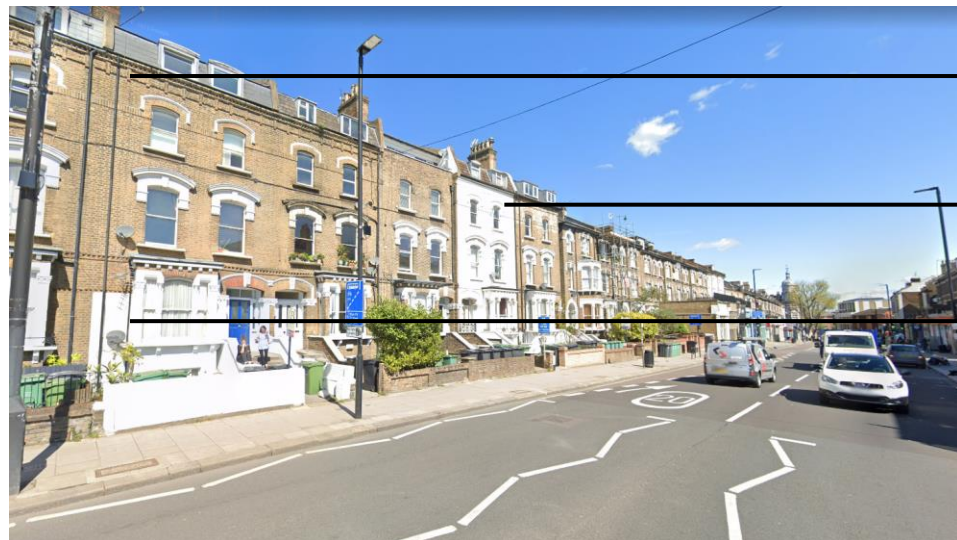
There are many different bus stops within a few minutes walk, and one just outside the property. 🚌



The site is located on a main road. Comparing it to the key, the road produces approximately 70-75 dB of noise. This can be mitigated with doubled glazed windows.

The flood risk for the site address is very low, with some low chance of flooding in the surrounding areas therefore no mitigation will be necessary.





Victorian  
vernacular  
Architecture

White  
rendered  
house

Terraced  
housing  
made from  
brick and  
sash windows

119 Fortress  
Road

End of  
Terrace  
house



Residential  
above  
commercial

Street level  
shop front

On street  
parking

Fortress Road



From these street images the Victorian style vernacular of Fortress Road is evident.

On the street there are lots of local street shops, consisting of take-aways, supermarkets and small clothing shops.



View from Fortress Road



View from main entrance



View from garden

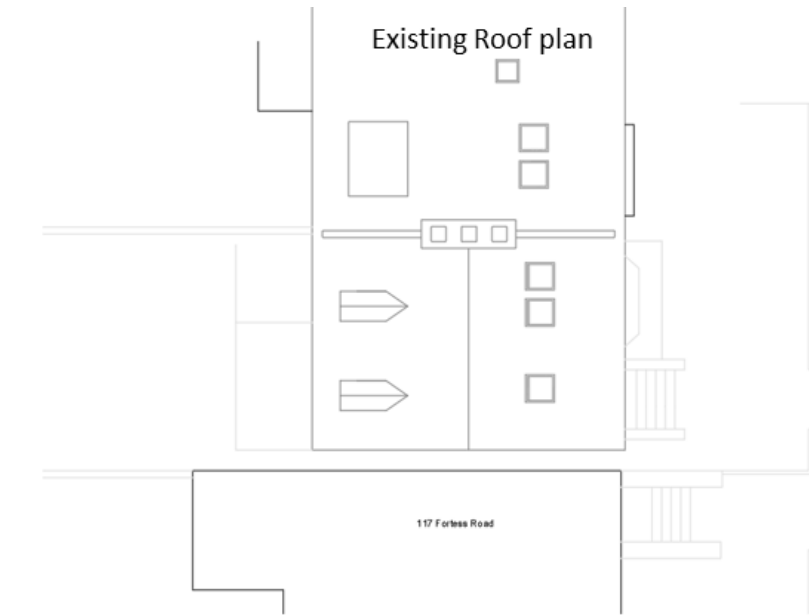
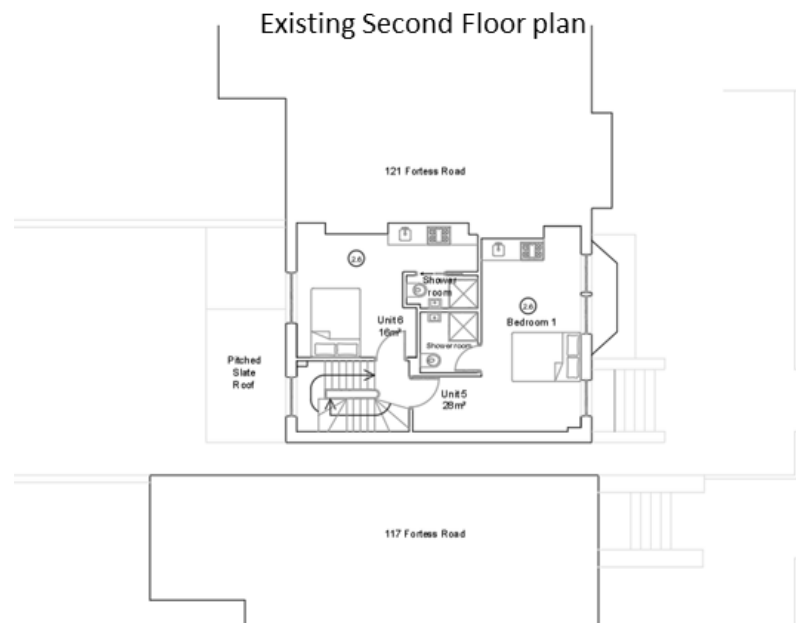
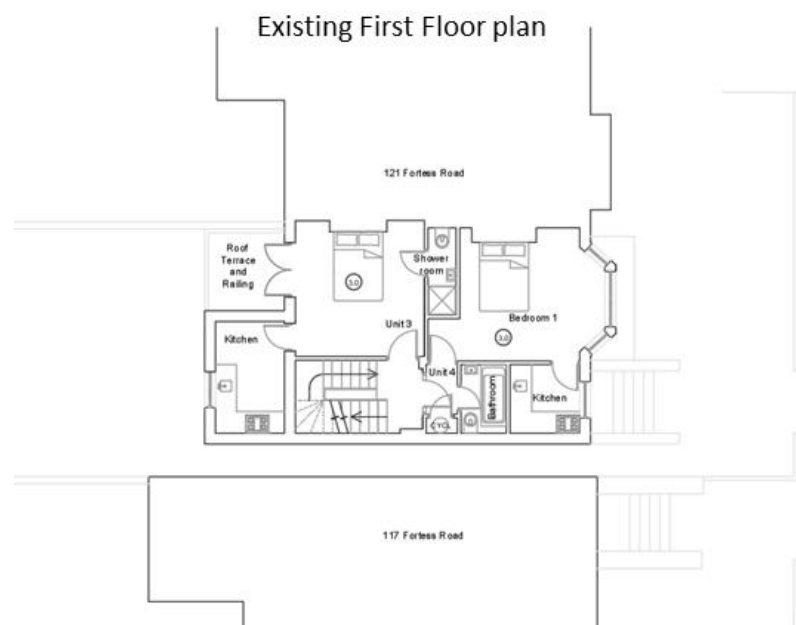


View of neighboring property

119 Fortress Road is 3 storey end of Terrace Victorian House with a basement. There are three floors above the street level and there is a basement level, which is below street level but not garden level.



119 Fortress Road is a large Victorian terraced house which has had alterations made over time to divide the house into a number of self-contained units. While the current internal spaces are adequate, there are better ways to utilise the internal area. There is a significant issue with many of the windows such as mould, due to neglect and some are even broken and will therefore need replacing. Internally, the communal areas are in desperate need of repairs and renovation due to wear and without any intervention will only continue to get worse.



We are proposing a rear extension to the property allowing us to change unit 1 into a 2-bedroom 4 person flat that will have space to include an en-suite to bedroom 1. Both bedrooms will open onto the garden with patio doors, flooding the rooms with light.

Unit 3 on the first floor will gain a roof terrace, as well as a larger kitchen improving the layout dramatically. On the third floor, we will be altering the roof to gain extra head height. We will also rearrange the spaces to make better use of the area and remove the need to have a bed in the kitchen. Our proposals separate the bedroom and bathroom from the kitchen, creating a much more pleasant and safer 1 bedroom flat. We will also add some roof lights over the new third floor bathroom, and a dormer window over the stairs to allow for better natural lighting in the communal area, while matching the characteristic of the existing dormer on that elevation.

In conclusion, we believe that 119 Fortess Road will benefit significantly from our proposal by reinstating the house, updating the layout and making it more functional for present-day usage. This will allow the units to be restored to a suitable condition, giving the house longevity and improving the quality of the built environment along Fortess Road; therefore, we believe this planning application should be approved.

The extensions that we are proposing will greatly increase the spaces and layout of a number of the units within 119 Fortess Road, creating better quality of living for the inhabitants for years to come.

