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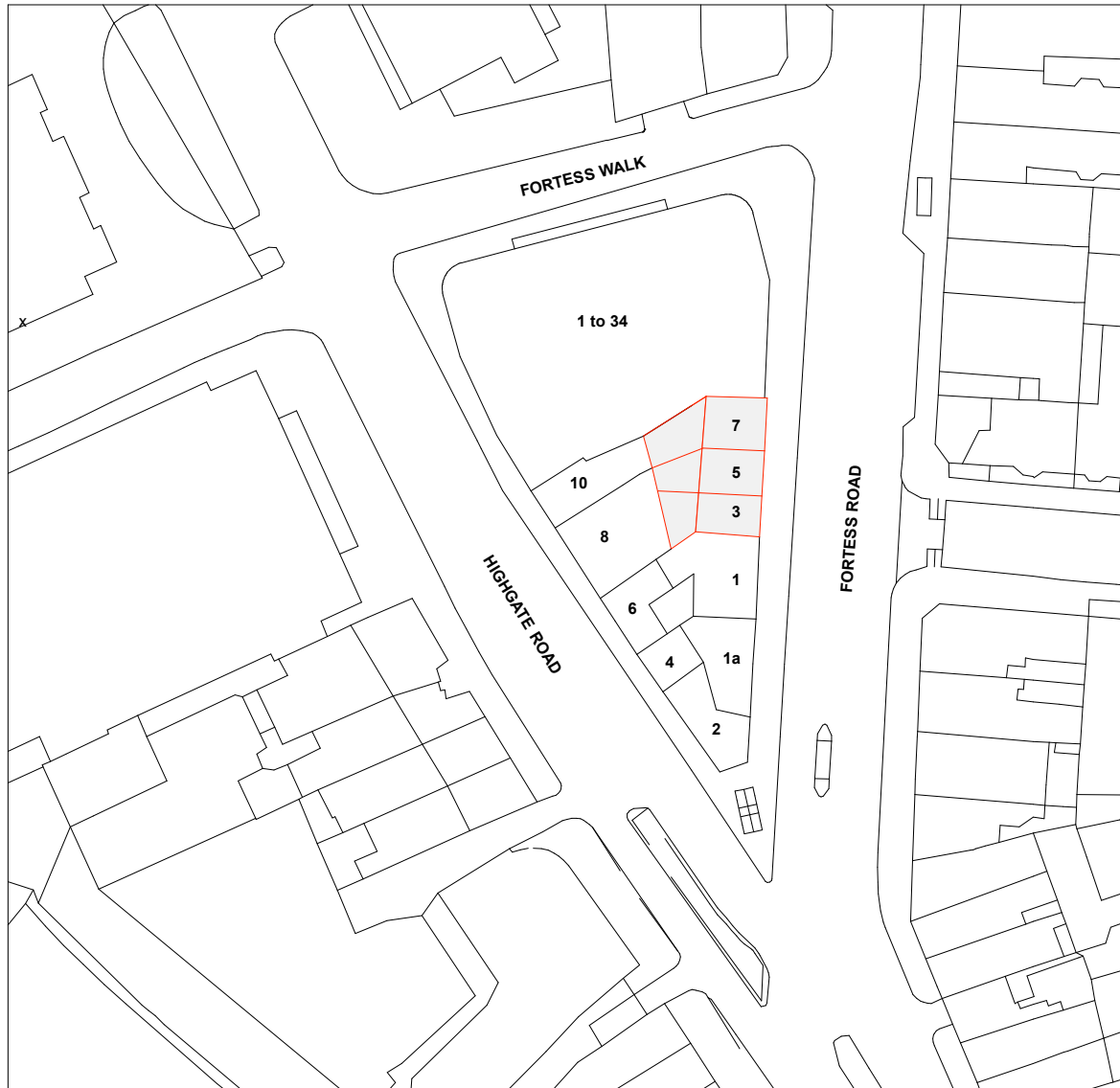
DESIGN AND ACCESS STATEMENT

Our Ref 1539-2 26.11.21.

Proposed additional floor to planning approval ref. 2019/1724/P to create a self contained flat, to numbers 3, 5 & 7 Fortress Road, Kentish Town, London NW5 1AA



View from Fortress Road



Existing Site Plan

Building's Description

Numbers 3, 5 & 7 Fortress Road are located to the south end of Fortress 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 Fortress 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 Fortress 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 Fortress Road are of similar architectural style to no. 3 but are currently vacant as a result of structural damage caused by the construction works at no.s 1-34 to the north of the site. No. 7 has a separate entrance from Fortress 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 a 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 that are also in a poor structural state.

Due to the overall poor condition of the three buildings planning permission was submitted to redevelop the site. Planning was granted as per ref. 2019/1724/P.



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.



Design Proposal

The proposal is to create an additional storey to the approved four-storey development as per planning ref. 2019/1724/P. The design will contrast the material palette of the approved development with new grey zinc cladding and grey aluminium framed windows. The additional storey will be set back away from the front and rear elevations to reduce its visual bulk from street level. The front elevation of the additional floor will continue the architectural language from the floors below by aligning the proposed openings and cladding panels sizes to emphasises the façade divisions. The proposed development will remain lower in height than the neighbouring Tally Ho apartment complex thus allowing the natural slope of the site to continue upwards towards the street corner with Fortress Walk. The proposed development height against no. 1 Fortress Road will be approx. 16m and reduce to 15.5m against the Tally Ho apartment complex, as the street slopes upwards. Please refer to Locus Consultant's Heritage Report for further information.

Total development flats' approximate floor areas:

Flat A - Three-Bedroom 4 Person Unit: approx. 85 square metres. (As approved under planning ref. 2019/1724/P)

Flat B - Three-Bedroom 4 Person Unit: approx. 85.5 square metres. (As approved under planning ref. 2019/1724/P)

Flat C - Three-Bedroom 4 Person Unit: approx. 87 square metres. (As approved under planning ref. 2019/1724/P)

Flat D - Two-Bedroom 3 Person Unit: approx. 69 square metres. (Proposed)

The proposed design layout of the proposed Flat D residential unit provides a high quality flat, complying with The London Plan policy and most of the Lifetime Homes Criteria.

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. The approved cycle storage room layout will be adapted to incorporate 2 additional cycles for the extra flat. The servicing of the shops remains as per the planning approval ref. 2019/1724/P.

Sustainability

1. Zinc cladding can be recycled.
2. Windows' glazing can be recycled.
3. 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.
4. 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.
5. UPVC pipes to be obtained from eco-friendly & sustainable source.
6. Photovoltaic panels to provide renewable energy

Please refer to EAL Consultant's report for further details.

Daylight & Sunlight

Please refer to EAL Consultant's report.

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, 5 and 7 Fortress Road.

Planning Ref. 2019/1724/P – Permission granted dated 21.05.21

Demolition of existing buildings and erection of a four storey block with retail Units at ground floor and 3 x 3-bed residential units above

3 Fortress 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 Fortress 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 Fortress 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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