

10th October 2023



Design and Access Statement

34 Fordwych Road, London, NW2 3TG

Installation of two dormer windows to allow extension of existing second floor flat. Please see application 2022/5565/P for established use of flats

INTRODUCTION

1. This statement has been prepared in support of a planning application to add two dormer windows to the roof of 34 Fordwych Road. These two dormers will allow for the extension of 'Flat 8' into the roof space. The resultant flat will be compliant with the Technical Housing Standards unlike the existing layout.
2. The site is located in Kilburn, a 4-minute walk from the underground station of the same name.
3. The building is a converted single-family dwelling which is now in lawful use as 11 flats (since at least pre-2000, see application ref: 2022/5565/P). Accommodation is across 3 floors (ground, first and second) and all units are self-contained.
4. The site is not located within any conservation areas and has an accessibility PTAL rating of 4.

PROPOSALS

5. This application proposes a 2 dormer windows. One to the west (rear) elevation of the building and one to the south (side).
6. The dormers will be made of zinc with window style and of timber to match the existing.
7. Other examples of dormer windows on the rear and side of properties on Fordwych Road can be seen at Nos. 20, 22, 24, 28 & 44.
8. The dormers will provide good quality and quantity light to the proposed living room at third floor.
9. The land use will remain as existing.
10. Waste collection will remain as existing.
11. No additional parking is to be provided.
12. There is ample space for storage of bicycles in the garden.