

Design & Access Statement

Site Address: 97 Fordwych Road, London, NW2 3TL

Introduction: The Design and Access Statement has been prepared in support of a planning application for new front, side and rear dormers with minor internal alterations.

Dimesons is the acting agent on behalf of the owner of the site.

Relevant Planning History:

Application Number	Site Address	Development Description	Status	Date Registered	Decision
2013/7153/NEW	97 fordwych Road LONDON NW2 3TL	The whole building consisting of 10 flats - i require lawful development certificate for whole building urgently please	WITHDRAWN	--	Withdrawn Decision
2017/4599/P	97 Fordwych Road London NW2 3TL	Replacement of single glazed timber frame sash windows with double glazed timber frame sash windows at ground, 1st and 2nd floor level to front elevation, 1st and 2nd floor level to side and rear elevations to residential flats (Class C3).	FINAL DECISION	18-09-2017	Granted
2013/7071/P	97 Fordwych Road London NW2 3TL	Use of building as 8x self-contained units and 2x non self-contained units.	FINAL DECISION	13-11-2013	Granted
6296	97 Fordwych Road,	The conversion of 97 Fordwych Road, Camden into seven self- contained flats, including extensions to the third floor.	FINAL DECISION	02-12-1968	permission

The Site and Surroundings

The application site is located on the east side of Fordwych Road. It is a three-storey plus attic semi-detached property.

The building is not listed and is not located within any Conservation Area.

There are no Tree Preservation Orders on or near the site.

Reason for application

The current studio within the loft space is a smaller size and the proposed dormers would allow for a significant increase in size and quality for the flat.

Design

We have reviewed the councils 'SPD HOME IMPROVEMENTS, Camden Planning Guidance January 2021' section on dormers and looked at the prevailing development style on the road as can be seen in the picture below:



Conclusion:

The proposal overall is considered to be acceptable and there would be no unacceptable impacts to adjacent properties or to the character of the area/appearance of the existing building. It is therefore our understanding that planning permission should be granted.