

## 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 first floor rear extension 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           |
|-------------------------------|---------------------------------|---|----------------|-----------------|--------------------|
| <a href="#">2013/7153/NEW</a> | 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whole building consisting of 10 flats - i require lawful development certificate for whole building urgently please   | WITHDRAWN      | --              | Withdrawn Decision |
| <a href="#">2017/4599/P</a>   | 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            |
| <a href="#">2013/7071/P</a>   | 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            |
| <a href="#">6296</a>          | 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 flat located at the first floor rear is a smaller size and the proposed extension 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 rear extensions and followed the following advice when designing the proposal:

- Be subordinate to the building being extended, in relation to its location, form, footprint, scale, proportions, dimensions and detailing;
- Be built from materials that are sympathetic to the existing building wherever possible;
- Respect and preserve the original design and proportions of the building, including its architectural period and style;
- Respect and preserve existing architectural features, such as projecting bays, decorative balconies, cornices and chimney stacks;
- Be carefully scaled in terms of its height, width and depth;

We have also taken into the 45-degree rule so as not to block light or outlook from the neighbouring flats.

### **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.