

**Kilburn Loft Space
Flat C, 5 Fordwych Road
NW2 3TN**

Design & Access Statement

11–12–2024

**Proposal for modification of an existing Dwellinghouse
with Rear Dormer Extension and Associated Works;**

- New Dormer windows to Rear elevation
- New skylights to Front elevation
- New stair to Third Floor
- Associated works concerning loft conversion



Kilburn Loft Space

Contents

- 1 Background**
 - a) Site Description
 - b) Previous Planning History
- 2 The Proposal**
- 3 Design & Access Statement**
 - a) Use
 - b) Scale & Amount
 - c) Layout
 - d) Appearance
 - e) Access
- 4 Conclusion**

1 Background

a) Site Description

- 1.1 The application property of Flat C, 5 Fordwych Road is situated in the Borough of Camden, falling outside the bounds of a specified Conservation area.
- 1.2 5 Fordwych Road was built in the early 20th century. The property is a three-storey semi-detached house—assumed to be split into three separate flats around 1978.
- 1.3 The area of demise for the property of Flat C, extends over two floors covering the 3rd floor and loft space.
- 1.4 The elevations to the building are typical of the area—featuring a combination of *London Stock* brickwork and stuccoed mouldings. The pitched roof features typical hanging-slate tile terminating with brickwork gable end.
- 1.5 The windows of the property have been upgraded over its lifespan from traditional timber to PVC-framed double glazing.
- 1.6 The immediate surrounding area is comprised of residential properties, many of which have been subject to various dormer extensions, alterations and additions both along the street and its wider context.



Site Plan of Flat C, 5 Fordwych Road

b) Previous Planning History

- 1.7 Installation of two dormer windows to the rear roof slope and 3x roof lights to the front roof slope.
- 1.8 The change of use to three self-contained dwelling units including works of conversion and the provision of bin stores at the front.

Ref. No: 2018/0979/P

Status: Application Granted (*Lapsed*)

Ref. No: 26687

Status: Application Granted with Conditions

2 The Proposal

Kilburn Loft Space

- 2.1** This application has been formulated following careful consideration of the site's characteristics and potential—with a view of creating an addition that crucially improves the quality of space for a growing family home—while preserving the character of the existing envelope of the building, roovescape, and complimenting its surrounding properties.
- 2.2** The new development proposal will introduce a new en-suite loft room to the dwelling in place of the existing attic. A new staircase shall be constructed to provide access between the second and third floor. Two dormer windows are to be introduced to the rear elevation, whilst two conservation rooflights are to be installed at the front roof elevation. The proposal follows closely the principles of a previous and now lapsed planning application (**Ref. No: 2018/0979/P**) which was granted permission in 2018.
- 2.3** On the advice of planning officers, the 2018 application was revised to include two dormer windows with position and form to match the 2nd floor glazing below. Our new development proposals aim to replicate this dormer form.
- 2.4** The new application aims to maintain the overall roof form and be proportionate to the roof slope that is being extended. The introduction of two dormer windows at the rear, and two rooflights to the front roof elevation aims to limit the overall impact on the local roovescape and provide a design that is subservient to the original form of the building.
- 2.5** The chosen materials are intended to match the existing building. The new building fabric will be constructed in accordance with modern building regulations, representing improved building thermal and energy performance.
- 2.6** The additions to the roof of the property are similar in nature to many buildings adjacent to the property on; Fordwych Road, Garlinge Road and Maygrove Road—providing precedent for the proposed changes.

2.7



Aerial View of Fordwych Road

3 Design & Access Statement

a) Use

- 3.1** There are no proposed changes to the building use class—the property and its extension will remain Residential (C3) use.

b) Scale & Amount

- 3.2** Adjacent properties on Fordwych Road and the greater surrounding area provides a precedent for these works and are similar in scale and massing.
- 3.3** The total area on the land of the dwelling house on the application site will not exceed 50% and will not be enlarged through these additions.

c) Layout

- 3.4** Layout is intended to offer a larger living area for the material enjoyment of a growing family, and internally is designed to suitably comply with relevant building standards.

d) Appearance

- 3.5** It is assumed that due to the proximity of the neighbouring properties on Fordwych Road, and the scale of the Rear dormers windows, the rear additions will not be visible from the street—nonetheless the proposal will be completed in materials to match existing, and is similar to properties in the area.
- 3.6** The skylights to the front of the property will be designed as conservation-grade and will not noticeably impact the character of the roofscape.

e) Access

- 3.7** There will be no changes to the primary accessibility to the property. The proposed scheme will include a new regulation-compliant staircase that allows access to the new habitable space at Third Floor—properly compartmentalised and fire-rated.

4 Conclusion

- 4.1** The application proposes a modest alteration to the roof which sensitively considers the character of the area—while crucially improving the quality of space for a growing family home.

There are a number of similar dormer extensions, alterations and additions on the street and wider area, which set a precedent of the works. The addition should not be seen as extraordinary in the context of the surrounding properties.

Furthermore, the proposal follows closely the principles of a previous and now lapsed planning application (**Ref. No: 2018/0979/P**) which was granted permission in 2018.

The proposed design has been tested against published policy, and is intended to improve existing residential accommodation in the Borough.

In the light of the above, the proposed development is considered to be acceptable in all respects and we hope that it will be viewed favourably by London Borough of Camden.