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**London Borough of Brent - Planning Department**  
**The Planning Services - Environment & Culture**  
**Brent House – 349 High Road - Wembley – Middlesex HA9 6BZ**

**Date: 17/12/2024**

**Re: SINGLE STOREY SIDE-REAR EXTENSION TO SINGLE DWELLING HOUSE**

**SITE: 187 FORDWYCH ROAD LONDON NW2 3NH**

**Dear Sirs:**

The proposed planning application is for internal renovation and refurbishment of the existing single dwelling house plus single storey rear-side extension designed to meet Brent Council policies for residential extensions. The site is located within proximately of main Cricklewood Areas with close and easy access to public transport and shops.

Proposal for altering internal areas to meet planning policies for residential conversion as set out in Brent Council Policies by creating a family house extension to meet core policies. The proposal for rear-side extension as link to existing developed rear extension to line up with adjoining premises extension which has same rear-side extension and meeting residential extension policies SPD-2 (figure-7). The principal windows and opening retained to serve designated room arrangements and existing bay window opening sizes and characters will be retained to avoid impact to original character of the external elevation of the premises.

As part of the site survey it is confirmed that the existing premises has a rear garden amenity area and as part of proposal the garden to be utilized by proposed family unit set over 70M-SQ. The proposed rear garden will have new planting and regeneration and serve family unit to meet Brent planning policies. The site also has front amenity area that will be retained for family front amenity area whilst providing front bin storage & amenity areas. The premises are owned by the applicant. The scheme is to improve the existing site constraints and also the conditions plus creating new family house designed to compliance with London Regional Guides. Therefore the proposal will permit a new residential unit whilst improved designated areas at the internal areas. Please see attached copies of relative drawings with forms & fee for the proposed works. We hope the information provided is satisfactory and should you have any queries please do not hesitate to contact us.

**Yours truly,**

**R. Lakani**  
**Director**

**Re: SINGLE STOREY SIDE-REAR EXTENSION TO FAMILY DWELLING**

**SITE: 187 FORDWYCH ROAD LONDON NW2 3NH**

**DESIGN ACCESS STATEMENT:**

**AMOUNT:**

The proposed planning application is for internal renovation and refurbishment of the existing single dwelling house plus single storey rear-side extension designed to meet Brent Council policies for residential extensions. The site is located within proximately of main Cricklewood Areas with close and easy access to public transport and shops.

Proposal for altering internal areas to meet planning policies for residential conversion as set out in Brent Council Policies by creating a family house extension to meet core policies. The proposal for rear-side extension as link to existing developed rear extension to line up with adjoining premises extension which has same rear-side extension and meeting residential extension policies SPD-2 (figure-7).

The EXISTING areas of the premises as follows:

*Residential unit:* Net internal floor area:

Ground floor area: 80M-SQ

First Floor area: 80M-SQ

Total unit area: 160m-sq @ overall site area : 240m-sq.

*Proposed new areas:* Net internal floor area:

The proposal for internal changes of areas & alterations to ground floor and upper floors will create larger family unit for C3-usage as defined on proposed plans.

Ground floor area: 112M-SQ

First Floor area: 80M-SQ

Total unit area: 192m-sq @ overall site area : 240m-sq.

**LAYOUT:**

The application will be minimizing any disruption to adjoining premises. The internal areas are configured to provide suitable residential usage of site to serve occupants and in keeping with adjoining properties and also to compliance with planning policies for conversion design guidelines for extensions.

The property defined as a single dwelling SEMI-DETACHED residential premises which the proposal for side-rear extension as link to the outrigger to line up with adjoining premises which has same rear-side extension and meeting residential extension policies SPD-2 (figure-7).

**SCALE:**

The proposal for internal headroom alterations for each level is defined on proposed section to gain headroom to possible residential unit floor plans. The front elevation of site has no alterations and retention of all external front elevations. The rear elevation to gain side-rear wrap around extensions to set subordinate from main building to meet policies.

The existing property's Height from rear elevation facing garden area is proposed to remain unchanged and similarly the sitting of the window openings are defined on proposed plans to be in keeping with current opening settings. The proposed side-rear wrap around extension to line up with immediate adjoining premises which benefiting from similar rear-side extension and the proposal is in line with policies set out for rear extensions by Brent Council ref SPG-2 figure 7.

**LANDSCAPING:**

The current premises defined as a large house which the rear garden defined over 70m-sq to serve family unit.

**APPEARANCE:**

The external appearance of the existing buildings will not be altered from principal scale of the existing premises. The site has a dominant front bay feature which will be retained as key feature of building. The existing roof extension with dormer windows are constructed as existing structure under permitted development.

The existing front entrance door to building is utilized and changed as main entrance shown on proposed plans to serve the dwelling access in order to meet planning policy for single door to face street scene. The bin storage for the premises is noted at front part of building family unit storage.

The objective will be to create better usage of existing premises whilst in keeping with adjoining premises and also match existing construction. All materials to the new extension will match existing site constraints, with new windows to be in white frames & brick walls to match existing finishing and render to be matching existing finishing.

**USE:**

The existing site is used as large family semi-detached house defined as residential use. Under proposed scheme this element of site will remain unchanged for category of site definition as C3-use.

**ACCESS:**

The building will be designed with energy efficient electrical lights and also sufficient amount of internal insulation to be provided to give the thermal conductivity of the structure in compliance to Building Control Guidelines.

All new windows to be double glazed and in compliance with Building Regulation for thermal capacity (Min U-Value to be 1.2 for windows). The doors to be fire checked and all designated areas to have smoke detectors that are connected to independent circuits. The structure will be constructed in compliance by Building Control, in order to enhance the life time of the building and also to retain a stable structure. The floors & entrance level will be designed to be in compliance for usage of ambulant person's accessibility under part-M.

## **SUSTAINABLE STATEMENT:**

The proposed development designed to meet Local Plan Policies for Sustainable Design and Construction.

The residential building to have all new water meter designated to family unit as means of water efficiency measures. The proposal for dwelling to have water filter allocated as part of heating system and also it will incorporate water saving measures to comply with Regulations 36(2)(b) of Part-G 2 of the building regulations in order to ensure that maximum of 105 litres of water is consumed per person per day.

The construction design to incorporate recycling surface water recycling by diversion of roof rain water to refill the toilets for flushing as means of water efficiency measures to meet Building Regulations Part-H.

The designated ground floor areas will be constructed in compliance with Ambulant Accessibility. The ground floor premises to have level door threshold for access at main entrance and also leading to rear garden. The upper floor to have access via stairs with risers at 170MM and goings of 250MM to meet ambulant accessibility and to compliance with Building Regulations Part M4(2).

The premises will have carbon dioxide emission with reduction percentage of 25% in accordance with policies 5.2 and 5.3 of the London Plan (2015) and in compliance with Part-L.

The windows will be manufactured with a UPVC frame and double glazed clear unite, 4mm clear – 20mm worm edge spacer – 4mm Low E: (Soft coat) – Argon.