

PROJECT:	96a Fordwych Road
SUBJECT:	71-11-24 Planning, Design & Access Statement
DATE:	December 2024

MAJCHER  
ARCHITECT

# Planning, Design & Access Statement

for proposed

## GARDEN FLAT REAR EXTENSION

at

96 FORDWYCH ROAD

LONDON NW2 3TJ

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The application site is occupied by the garden flat on the lower ground floor of 96 Fordwych Road, a large semi-detached Victorian villa divided into flats. It is located on the western edge of the Fortune Green & West Hampstead Neighbourhood Plan area, close to a junction with Mill Lane which connects Shoot-Up Hill between Kilburn and Cricklewood with the historic centre of the Neighbourhood Plan area at West End.

The proposal is to infill some of the back garden with a single-storey rear extension to the existing flat, together with minor alterations at the front to provide for side access passing under the top landing of the entrance steps to upper floor flats.

The proposed extension is designed to mirror the overall size and general external arrangement of the recent extension to 98 Fordwych Road (planning application 2011/0665/P) on the other side of the shared boundary, as per the Google Street View 2018 screenshot shown here to the right. Like the contemporary-style extension at number 98, the proposed extension would have dark grey metal roof fascias and bifolding door frames and fascia. This proposal, however, would have stock-with-red brickwork walls and white framed windows and doors closely matching the host building for a harmonious relationship with the overall character of the neighbourhood.

Alterations for entry access will activate the side of the existing building and will functionally complement the existing side access to Flat D of the neighbouring flatted villa at number 94. Associated alteration for openings in the sides of the approach steps will cause no harm to the overall appearance of the villa frontage and would improve site permeability and passive surveillance.

In terms of impact on the value of the existing garden, we trust that, as per the planning application for number 98, this proposal will not be considered to represent overdevelopment of the plot thanks to the adequacy of the remaining garden for both outdoor amenity and visual amenity as green space. We trust also that the proposal will likewise be considered to have no unacceptable impact on neighbouring amenity thanks to its modest size and deferential appearance, and negligible impact on the amount of sunlight enjoyed by neighbours.

