

FLAT 4, 21 FORDWYCH RD, LONDON, NW2 3TN**DESIGN & ACCESS STATEMENT
PLANNING STATEMENT
APRIL 2009****1.0 Introduction**

This design and access statement has been prepared by Emily Winstone Design to explain the proposed works at Flat 4, 21 Fordwych Rd together with the submitted application for planning permission.

These applications are submitted on behalf of Geoff Cawson & Jim Rea and propose the addition of a roof terrace inserted within the existing roof slope of the existing rear lean-to part of the dwelling.

2.0 Site Location and Surroundings

This property is a three storey semi detached dwelling. It is not within any Conservation Area. It is not a listed property. The street is characterised by three storey semi detached dwellings.

3.0 Proposal

The proposed alterations are add a set of French doors to the rear elevation which will open out onto a new roof terrace which is to be set into the existing rear roof slope.

Camden's UDP policy 3.31 encourages well designed and considered alterations and extensions to buildings to allow more efficient use of the scare land in the borough. However states that the Council will not grant planning permission for alterations and extensions that is considers cause harm to the architectural quality of the existing building or the surround area.

The terrace has therefore been sensitively designed to comply with the Councils guidelines as per 41.32 of the Camden Planning guidance.

The terrace is subordinate to the original building in terms of scale and situation. The size and proportion of the roof terrace and the fact that it is set down into the existing roof slope is such there will be no adverse impact upon the levels of daylight / sunlight enjoyed by adjoining properties.

The side walls of the roof terrace are to be clad in slates to match the existing roofing and the new French doors to the terrace are to be paint finished timber doors.

The alterations will therefore blend in with the character of the existing dwelling, whilst also preserving the architectural integrity of the existing building. The alterations will not impact adversely on the visual amenity of dwelling or the neighbouring occupants.

A 1.8m high translucent is to be erected to the south side of the terrace to prevent any possible overlooking from the terrace to the neighbouring dwelling.

The design of the roof terrace is identical to the roof terrace at 44 Fordwych Rd (planning application no 2007/4005/P) which was granted planning permission on 30-08-2007. There is therefore existing precedent for this type of alteration.

4.0 Access

The existing access to the property has not changed



View From Street



View From Rear