

Designate Design Ltd.

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"Designate Design
is an architectural
design business
working in the
residential, interiors,
retail and public
buildings sector"

PROPOSAL FOR EXTENSION TO 25A FORDWYCH RD, NW2 3TG

Amended 01 08 14

This statement has been updated subsequently to the pre planning advice, and a previously submitted formal planning application, which has been withdrawn as per the client instruction.

It is being resubmitted because the marginal floorspace increase is not satisfactory, and would mean that the space -bedroom and bathroom to provide for older relatives could not be accommodated.

PREVIOUSLY

The applicants previously obtained the optional pre planning advice, at extra cost, in which they were told that although the proposed width was acceptable, they were unlikely to be given permission to extend to the length of their existing house. They were advised that they were required to omit inclusion of the length of their existing double glazed extension from their proposal, although planning permission had been granted and it had been built many years ago.

Therefore the advice given allowed an overall increase in floor area of the new proposal of less than 5 sqm, once the area of the existing extension had been subtracted.

Subsequently, both from plans on the Camden planning portal and from word of mouth between the client, Mr Keep and his neighbour at Flat A, 21, it appears that the neighbours have gained permission for a large extension next door-but-one. This extension is similar to the combined length of the existing house and the existing conservatory at number 25A, with a similar enlarged width.

The houses are very similar, and as Mr Nelson points out number 21 has a side extension which looks like a bay window extension.

The applicants retracted the original application after the site visit by the planning officer, Mr Olivier Nelson, who suggested a resubmission, should we require a significant increase in floor area to make the project viable.

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Date 10 04 14

This semi detached Victorian house has been split into flats. The main part of the house bordering the street comprises 3 floors including the ground floor. This occupies almost the entire area bordering the street, except for the alleyway, which borders the adjacent house. The second part of the house extends back into the garden, and does not occupy the same width as the main part of the house. It occupies only 2 floors of this rear portion of the house, of which 25a comprises the ground floor. 25a also solely occupies the ground floor of the main part of the house. The extension will be used solely by the inhabitants of 25A Fordwych Rd for domestic purposes only.

The proposed extension will also replace the existing kitchen and sun room/extension to the rear of the house, which are currently used for preparing food (the kitchen) and domestic social uses- eating, relaxing, and entertaining (the sun room) The existing sun room which has been added on to the rear part of the main house, is entirely double glazed, but is of poor quality. It is proposed to demolish it, and replace it. The double glazing of the sun room is no longer effective and most panes have been permeated by water.

The kitchen has not been refurbished for at least 20 years, and this extension provides an opportunity to refurbish and reimagine it as part of a large open plan space, combining it with a lounge and dining room. This room is designed to become the focal and social centre of the house. It will encompass the functions of food preparation, eating, entertaining and socialising.

The layout of the proposed extension sits on top of the footprint of the existing kitchen, and the sun room, with an added width. We propose to demolish this, and the proposed increase in area of the extension is 20 sqm

.The proposed extensions length will follow the line of the side of the building. Its width will be the width of the main part of the building to the front of the house. It is one floor high only with a dual pitch slate roof. The rear of houses visible on this side of Fordwych Rd have extensions built out to the rear in a variety of shapes and sizes. The rear of the garden is nearly 20m distant from the existing sun room

.The proposed extension can be seen as visually insignificant in the context of the size of the existing house, the various extensions to the rear of other houses on this side of the road, and the unusually large garden for a London flat

The appearance of the proposed extension will be in keeping with that of the existing building- brick walls (to match existing), white windows frames.

At the rear there will be glass doors opening out onto the garden. The proposal includes creating extra windows. There is already one window on this elevation.

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This will be replaced by a window which is frosted to 1700 above the finished floor level. Likewise all the other windows will be above this height.

Therefore the neighbours will enjoy more privacy from the inhabitants of 25a than they do at the moment, due to the restricted eye-line of the extension windows, and the use of frosted glass in all windows where the glass extends below 1700mm above the finished floor level. This extension itself will only be visible by the inhabitants of the houses to either side or to the flat above. It would not be visible from the building to the rear, as coniferous trees at the bottom of the garden block the view. It would also not be visible from the road.