

Planning statement incorporating  
**Design & Access Statement**  
to accompany the Planning Application  
for the development at

**108 Fordwych Road, NW2 3NL**

**PROPOSAL:**  
Four-storey rear extension to match existing.

**APPLICANT:**

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## 1.0 INTRODUCTION

### 1.1 Application site

This statement is prepared in support of an application for a development at:

' 108 Fordwych Road, NW2 3NL'.

### 1.2 Proposal

In order to propose:

'Four-storey rear extension to match existing.'

### 1.3 Scope

The document includes a Design & Access Statement which is intended to explain the rationale behind the design of the proposal. The Design & Access Statement is in accordance with Government Circular 01/06 "Guidance on changes to the Development Control System" and reflects the steps that are set out in the CABE's document "Design and Access Statements, How to write them, read and use them".

## 2.0 THE SITE AND ITS SURROUNDINGS

### 2.1 Location

The proposal site is situated in Fordwych Road. The site is close to Kilburn Grange Park (0.5 mile or 10 min walking distance). The site can be accessed via pedestrian/vehicle way from Fordwych Road.

### 2.2 Site use

The property has been used as 4 self-contained residential flats for many years.

### 2.3 Surrounding

The surrounding area consists mainly of residential detached and semi-detached properties or flats and some commercial buildings.

### 3.0 THE PROPOSAL

#### 3.1 The proposal is for

'Four-storey rear extension to match existing.' that would respect the context of the surrounding environment.

## 4.0 DESIGN:

### 4.1 Design Principles.

To respect the Principles of Good Design, Lifetime Homes standards and Codes for Sustainable Homes and to comply with the national as well as local planning policies including Supplementary Planning Document and Urban Design Guidance, the development is proposed to meet the design principles as outlined below:

**4.4.1 External design:** External changes will be in keeping with the character of the area and all materials should match existing.

**4.4.2 External impact:** To prevent any harmful impact on the area.

**4.4.3 Internal layout:** proportion and relation of internal spaces have also been important issues and all habitable spaces to be of a high standard in size and well proportioned in relation to each other.

**4.4.4 Light and outlook:** To provide a satisfactory level of sunlight, daylight, and outlook for occupiers of existing and adjoining properties.

**4.4.5 Quality of life:** to comply with Lifetime Homes standards and Principles of Good Design to provide a good quality of life for the residents.

**4.4.6 Privacy:** To control the issue of overlooking and privacy to be caused by the development. However, the proposal is based on the planning policy which states the privacy criteria will be applied flexibly in relation to the specific context of proposed development and in recognising that the objective of privacy can often be better secured through careful and imaginative detailed design rather than physical separation alone.

**4.4.7 Pattern:** To respect the existing pattern of development in the area.

**4.4.8 Character:** To be in keeping with the existing character of the area in terms of visual appearance, height, orientation, frontage design and materials.

## 5.0 ACCESS:

### Access to the transport network

- The site is well located for pedestrian access to facilities as set out below, all within walking distance (1 mile or less).
  - 1- Schools.
  - 2- Local shopping areas.
  - 3- Doctors.
  - 4- Public open space
  - 5- Tube Station
  - 6- Bus Station
- Public transport is well provided for in the locality. Also there is Kilburn tube stations which is approximately 0.4 mile away (8 min walking distance), as well as many bus stops nearby.
- The location of the site is sustainable, and has good provision for travel means other than a car.

## 6.0 PLANNING HISTORY:

6.1 Planning history related to the application site can be found on the council website.



## 7.0 PLANNING POLICY CONTEXT:

7.1 We considered the following policies to prepare this application:

- The London Borough of Camden Planning Guidance.
- The London Plan 2010.

## **8.0 EVALUATION:**

### **8.1 DESIGN**

#### **8.1.1 Use**

The property has been used as residential for many years. The proposal is to enlarge the existing residential space to provide more accommodation for the residents with growing families. It is therefore considered that the proposal would benefit the area by making a good use of underused residential space. Also the government planning policy has placed greater emphasis on the benefits of facilitating residential uses on underused sites in sustainable locations. The site is within a residential area and is immediately neighboured by residential houses, such that the proposal would be appropriately located in compliance with UDP Policies. The level of proposed development seeks to ensure that the project is economically viable for the client and responds to the brief's demand for a high quality residential development.

#### **8.1.2 Amount and scale**

The proposed extension is a specific, contextually sensitive response to the size, shape and location of the site.

#### **8.1.3 Internal layout**

The proposed layout is dictated by the existing building and will be in compliance with standards of living conditions outlined in the relevant policies.

#### **8.1.4 External appearance**

The impact of the proposal on the general street scene is not relevant because there are no external changes to the front elevation. The main alteration externally is to have 4 storey rear extension with insertion of windows and 3 Juliet balconies to match existing. The proposal is not visible from the main road. The changes to the external appearance will be in keeping with the character of the area as described in relevant policies. All proposed materials including brickworks, windows and doors should match the existing material in appearance.

#### **8.1.5 Pattern**

The proposal will not be involved in any change to the existing development pattern in the area. There are other similar 4 storey rear extensions in the same road. Therefore the precedent is already set and the proposal would match the context.

## **9.0 CONCLUSION:**

### **9.1 DESIGN**

The proposal would cause no undue harm to any neighbouring residential occupiers or the character of the locality in general.

A reasonable standard of living conditions would be provided for future occupiers.

### **9.2 ACCESS**

The proposal is to have 4 storey rear extension. As noted, the application site is within a very sustainable location, with good access to public transport links.