

DESIGN & ACCESS STATEMENT JULY 2015

PROPOSED ERECTION OF A SINGLE STOREY REAR EXTENSION TO THE LOWER GROUND FLOOR GARDEN FLAT AT 98 FORDWYCH ROAD, LONDON, NW2 3TL

This application is for the renewal of the elapsed granted scheme **2011/0665/P**. The application does not deviate from the previous scheme apart from some minor alterations to the internal layouts and altered detailing to the rear extension's parapet roof. For reference the original design and access statement has been included below.

The subject site is occupied by an Lower ground floor flat located on Fordwych Road, on the junction of Mill Lane which lies within the Fortune Green ward of Camden, Greater London. The area comprises of late Victorian properties of striking appearance with ornate mouldings contrasted against red brickwork. It is a clearly defined neighbourhood.

The proposal is for the erection of a single storey flat roof rear extension to the lower ground floor flat. The extension would infill an area of the rear garden. The proposed extension would not have any impact on the front of the property, nor to the street frontage or any aspect which is protected under Article 4 Directions for the Area.

The existing boundary treatment between no. 96 and no. 98 Fordwych Road is a brick wall, approximately 1.5m in height. The flank wall of the proposed extension would be formed with an offset of 100mm, along the line of the neighbouring rear extension and existing boundary wall.

*The overall eaves height of the extension would be approximately 2.9m to comply with the design guidance for Single Storey Rear Extensions in SIPG5 ("**the maximum height permitted for a flat roof is 3.0 metres**"). It is considered that the simple modest design of the extension will preserve the character and appearance of the Fordwych Road Area. In terms of any impact on the daylight, sunlight, outlook or privacy of neighbouring occupiers, it does not have any substantial effect on the daylight / sunlight, nor the outlook or privacy of any adjoining property.*