

03441 - **108 FORDWYCH ROAD** - design and access statement - First issue

London, 6 December 2015



## 03441 Design and Access Statement

108 Fordwych Road, London NW2 3NL

**THREE STOREY REAR EXTENSION OF 4M TO GROUND, FIRST AND SECOND  
FLOOR FLAT AT 108 FORDWYCH ROAD.**

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## **1. Introduction**

This design and access statement accompanies a planning application to the above property, in compliance with Town and Country (GDP) Order 2010 and subsequent amendments.

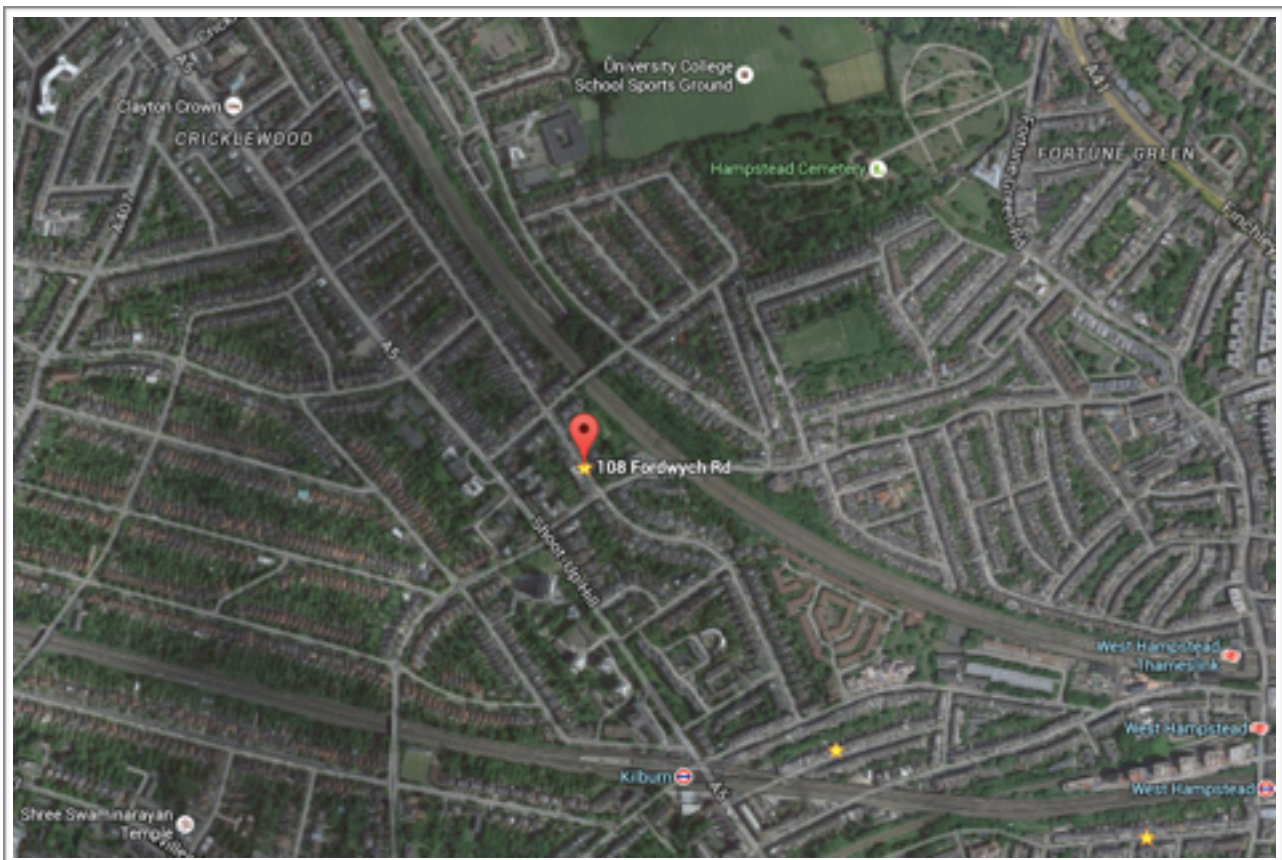
This is a short report supporting our application. It illustrates the process that has led to the development proposal and explains and justifies the proposal in a structured way. It explains our designs principles and concepts that have been applied to the size, scale and appearance of the proposed alterations. This report is to be read in conjunction with the drawings and the site photographs submitted with this application.

This application is for 4m extension to the ground, first and second floor at no 108 Fordwych Road and is a joint development of the three joint freeholders. It builds upon a recently approved application (2015/2908/P) for a three meter rear extension.

## 2. The Site and Surroundings: Location

This property is located on Fordwych Road, a small side street with multi storey residential street. The closest tube stations are Kilburn underground and Brondesbury overground stations to the south, Cricklewood overground station to the north and Willesden Green tube station to the west. Numerous bus connections exist along the nearby roads. It is part of a row of three to four storeys semi detached and detached houses with small front gardens and long and mostly shared rear gardens. The houses have characteristic elevations with facing brickwork and tiled and flat roofs.

The site borders with numbers 110 and 106 Fordwych Road. At the south eastern boundary the site faces the rear gardens of the house at No 1 Shoot-up-Hill on the opposite side of a Main north south road.



### **3. Design Principles and Concepts**

#### **3.1. Design in context**

The design proposals takes the area and its immediate surroundings into consideration. It is our view that the alterations proposed are a minimal intervention and would not impact the building's setting or appearance. The proposed four meter extension has been carefully balanced and reviewed in its context. We have explored the close proximity of this proposed extension with the neighbouring properties and have explored the future views from each floor level out of No 106. To minimise the influence on No 106, we have curved the rear facing edge of this extension.

All this provides in our view a natural extension to the existing building and does not impact its setting.

#### **3.2. Layout**

The proposed extensions to the ground, first and third level give an enlarged kitchen / dining room space to each of the apartment owners.

#### **3.3. Scale & appearance**

The proposal aims to increase the already approved rear extension on three levels by another 1m.

The new rear extension is proposed to be constructed with matching facing brickwork in keeping with the existing facing brickwork rear elevation.

#### **3.4. Sustainability**

This project has been designed with an awareness of environmental sustainability. Newly planned elements will be constructed utilising modern construction methodology, following current advice contained within building regulations and the Code for Sustainable Homes.

### **3.5. Amenity**

There is currently a large shared garden at the back of this property. The extension is reducing the part of the garden belonging to the ground floor property only.

### **3.6. Flooding and surface water**

This site is not identified as within the risk of flooding zone as shown in the Environment Agency's maps section.

Surface water in the rear garden will be removed via the existing drain at the back.

## **4. Planning history**

This project and the site appears to be outside a conservation area and the property is not listed. The most recent planning history sees a 3m rear extension approved for three levels as 2015/2908/P.

The nearest relevant applications :

- Planning application 2006/2445/P implies that structure at the back of No 112 Fordwych Road is an extension, not part of the original plan.
- Planning application 2015/3673/P has granted No 91A a single storey rear extension

## **5. Access**

This property is fronting Fordwych Road, and has two independent accesses at the moment. The front access is a step up from the ground level, via a communal staircase. The ground floor property has also a rear kitchen door which serves as a secondary access. Both access doors currently have small thresholds.



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This proposal does not change the existing access in any way. In fact, it aims at further reducing the existing threshold on the secondary access.

There is currently a direct access to the rear garden, the proposal does not change this in any way.

## **6. Site Access**

The existing access to the properties is via a front entrance. with a small threshold on each of the access doors. The existing clear entrance widths to all entrance doors are less than 900mm.

The proposed site access remains as existing. The Disability Discrimination Act 1995 (DDA) and its later amendments have been considered in the design proposal.