



ARCHITECTURE | INTERIORS | PROPERTY

0782 - **First floor, 209 Fordwych Road** - design and access statement

London, 14 March 2017

# Design and Access Statement

First floor apartment, 209 Fordwych Road, London NW2 3NH

**REAR AND SIDE DORMERS TO FIRST FLOOR APARTMENTS' ROOF**

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## 1. Introduction

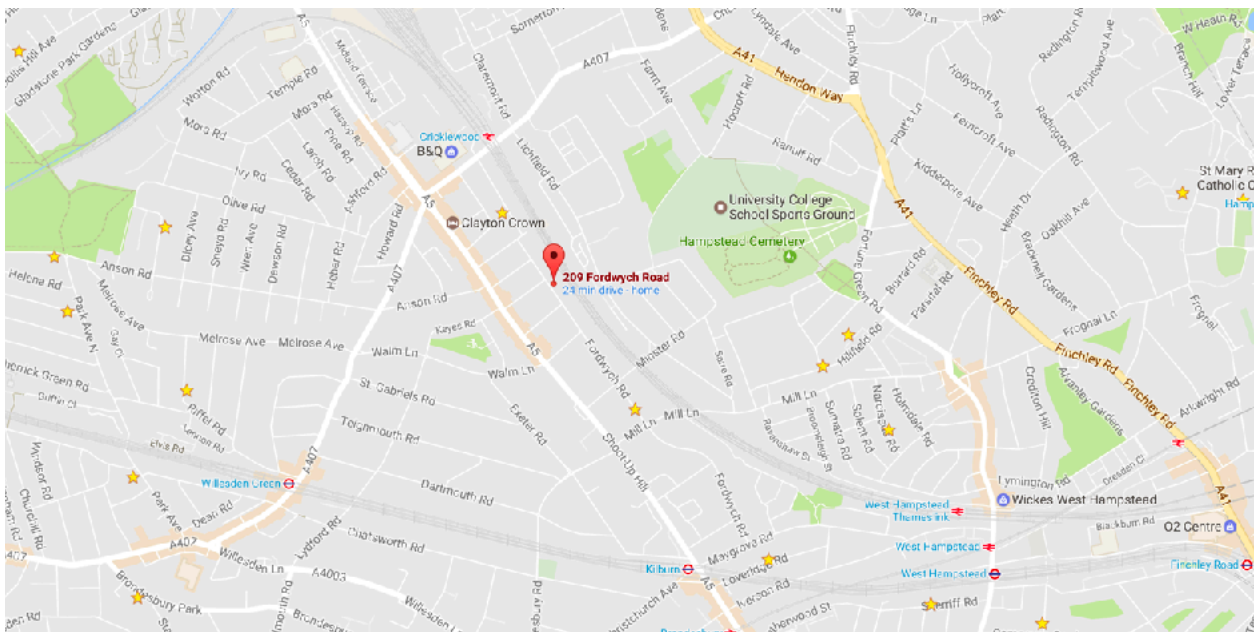
This design and access statement accompanies a planning application to the above property, in compliance with Town and Country (GDP) Order 2010 and subsequent amendments.

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 a new rear dormer on the main roof and side dormers to the main and outrigger roof, with roof lights.

## 2. The Site and Surroundings: Location

This property is located on Fordwych Road, a quiet and long residential street, in the. The closest stations are Cricklewood on the overground to the north, Willesden Green to the south west and Kilburn and West Hampstead to the south and south East. Numerous bus connections exist along the A5 and A407 and nearby roads.



It is a semi detached house, part of row of similar looking two storey houses with good sized front gardens, and rear gardens overlooking the overground train tracks. In this vicinity, the main road is on a small slope. The houses have characteristic facing brick work facades and steep tiled roofs. Most houses in this area have been altered from the original designs, with various extensions to the back and roofs.

The site borders with Not 207 and 211 Fordwych Road, and the rear part of the garden faces the overground lines.

## 3. Conservation area

The property is not located in a conservation area.

## **4. Design Principles and Concepts**

### **4.1. 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 in an adverse way. We are planning to amend the rear and side roofs of the main and the outriggers roof to create more habitable space on the loft level.

The proposed changes to the rear and side of the property are sufficiently balanced to not overpower the buildings appearance or scale. All this provides in our view a natural extension to the existing building within its current context and does not impact its setting.

### **4.2. Layout**

The proposed layout changes are improving the layout of the loft level, creating two bedrooms, a bathroom and storage, whereas the current first floor level of this property will be amended to become an open living space.

### **4.3. Scale & appearance**

The proposed changes are in our opinion not adversely affecting the property as a whole, and barely visible from the street. Since the rear facade is facing the overground lines, we believe that the proposed roof extensions are acceptable. All roof extensions have been set back from the original ridge heights to be clearly readable as extensions.

### **4.4. Sustainability and Materials**

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.

The proposed extensions will be constructed in facing materials which colour and scale match the existing building and its neighbours. This will be achieved by using a facing brickwork to match the existing rear property, a new roof covering with a colour to blend in

with the existing setting, and glazing to blend in with the existing property as far as possible. The new roof extensions will be constructed using a timber frame, glass and marine ply with standard roofing materials. The proposed double glazed units will be in anthracite coloured frames.

#### **4.5. Amenity**

This property does not have access to the garden, so in terms of amenity space, this proposal is not reducing it. This proposal does not cause any adverse effects on the amenity of neighbouring properties.

#### **4.6. 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.

### **5. Access & Site access**

This property's main entrance door is fronting Fordwych Road, and the property's access door is one of two coming from a small ground floor landing. The access door currently has a small threshold and there is one step leading to it. The existing clear entrance width is less than 900mm.

The back of the property is not accessible and it has no garden access. The proposed site access remains as existing. The Disability Discrimination Act 1995 (DDA) and its later amendments have been considered in the design proposal.