

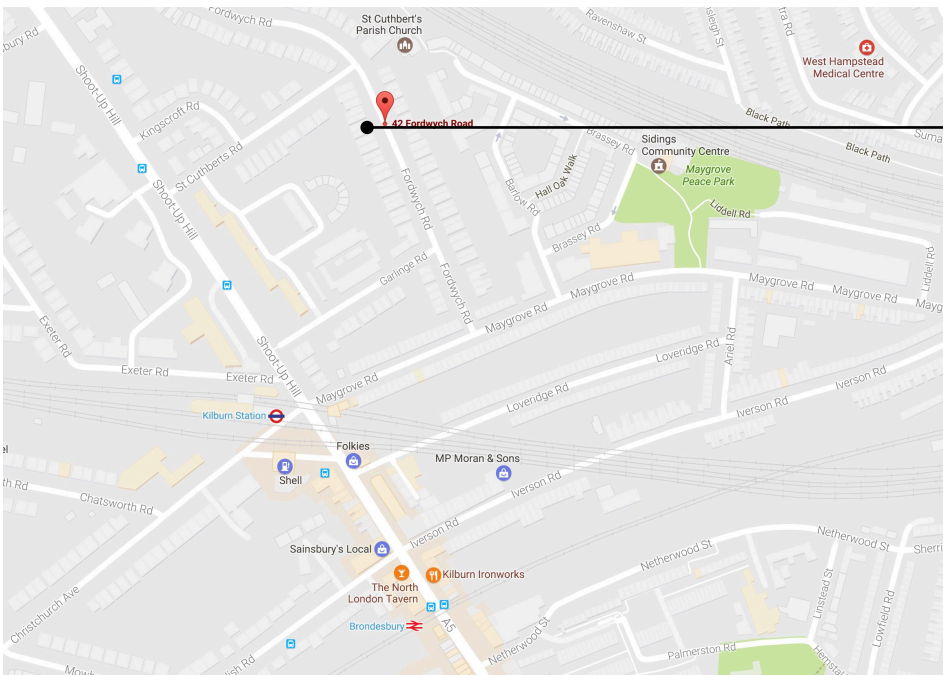
Design & Access Statement

42 Fordwych Road, London, NW2 3TG

Planning Application for Rear/Side Ground Floor Extension
April 2017

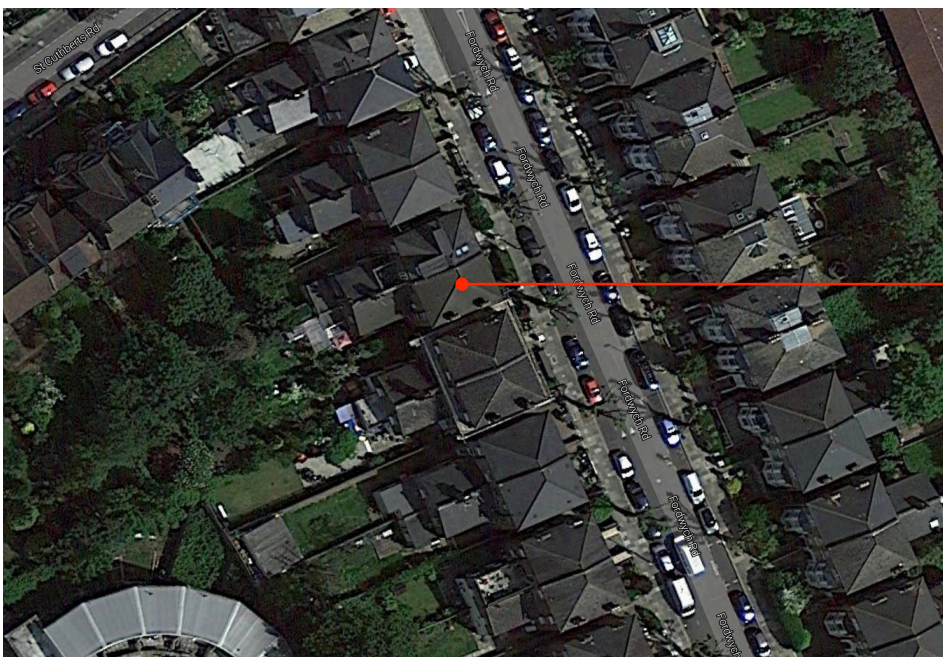
Location & Background

42 Fordwych Road is a period semi-detached terrace building in the London Borough of Camden, located within 5 minute walk from Kilburn Underground and Brondesbury Railway stations. Maygrove Peace Park, Kilburn Grange Park as well as the local shops and cafes are also within easy reach.



42 Fordwych Road
NW2 3TG

Map View



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Satellite View

History

The use of this property has been residential and remains as such with this proposal.

For the longest period since it was built, the property has been used as a residence.

We believe that this property was initially built as a family residence, and at some point in the past, it has been divided into 4 flats - which is its current apparent use, although some rooms have not been inhabited for months.

Overall, the existing house is in need of modernisation and refurbishment, especially the ground floor.

There is a smaller garden at the front and a large garden at the rear.

Site



Existing Front Elevation



Existing Rear Elevation

The Proposal

This planning application is for external changes to the rear ground floor.

The proposal seeks permission for a single storey rear / side extension to the ground floor within the rear half of the property.

By simultaneously modifying and refurbishing the existing contents of the building, the proposal seeks to increase the overall quality of the house and its surroundings.

The proposed rear extension is aligned with the existing outbuilding to the rear and with the existing house to the side, at a proposed height of 3m with a flat roof and brick upstand matching the existing brickwork.

The proposed sets of doors are leading directly into the rear garden.

Materials & Details

The single-storey extension is proposed to be constructed in brick to match the existing. All proposed and replacement doors and windows would match the existing and neighbouring. The roof of the proposed ground floor extension would be covered with a single-ply membrane resembling the appearance of lead.

Garden

The proposal includes reviving the neglected garden by re-patching the grass where needed in order to create a continuous lawn, and tidying up the existing low level bushes and greenery. The existing fence will be repaired and partially replaced where needed. The aim is to create valuable residential amenity space.

Access

Currently, the main entrance on the ground floor leads to the entrance corridor and stairs providing access to all flats. This arrangement will remain unchanged.

The location of refuse and recycling bins will remain as existing.

Access to the rear garden will be provided through the proposed rear extension at ground floor level and via the existing side passage.

Based on the above, the site will not have any accessibility issues.

Conclusion

The overall vision and objective is to improve the layout and the use of the property. The proposal seeks to integrate the proposed contents within the existing fabric of the building by sensitive design that will preserve and enhance the character of the existing dwelling and surrounding area.