

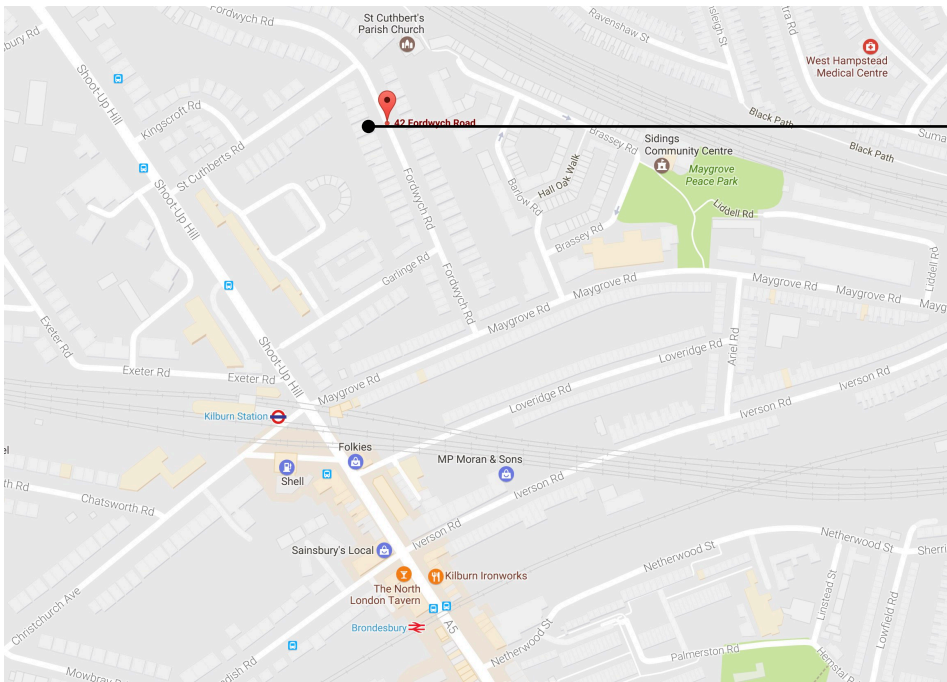
Design & Access Statement

42 Fordwych Road, London, NW2 3TG

Planning Application for Loft Conversion With Rear & Side Dormers
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



42 Fordwych Road
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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.

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

Currently, the loft is not used at this property.

Site



Existing Front Elevation



Existing Rear Elevation

The Proposal

This planning application is for external changes to the roof.

The proposal seeks permission to convert the existing unused loft into a habitable space with rear and side dormers.

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 internal height of the existing loft is 3370mm at its highest point.

The proposal makes better use of the existing loft space by slightly lowering the existing second floor ceiling level and including rear and side dormers similar to the existing neighbouring dormers in size and appearance. The aim is to convert the loft space into a comfortable living / dining / kitchen area that would become part of the top flat and thus improve the overall quality of the property.

Materials & Details

The provision of materials to the proposed rear and side dormers will match the existing neighbouring dormers as much as practically possible in order to respect the neighbouring and local architectural styles and comply with the latest building regulations and energy efficiency requirements. The proposed dormers will be tiled on the vertical sides, and their tops would be covered with a single-ply membrane resembling the appearance of lead.

The materials for all proposed and replacement doors and windows would match the existing and neighbouring.

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.

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.