

Design & Access Statement

182 Fordwych Road
London
NW2 3NX

Mr & Mrs Cohen

August 2021

CLIENT: Mr & Mrs Cohen

SITE ADDRESS: 182 Fordwych Road
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PLANNING STATEMENT _

This application aims to seek planning approval for, replacement of hipped roof form with gable end to allow for a rear dormer roof extension including new skylights to dormer and front roof pitch.

SITE INTRODUCTION _

The site is located within the London Borough of Camden within the area of Cricklewood. The property is situated to the south of Cricklewood train station.

The property consists of a semi-detached, three bedroom, two storey dwelling. The building is not listed and does not lie within a conservation area.

The road is characterised by identical semi-detached period terraced properties. There is a clear pattern of development consisting typically of rear ground floor and roof extensions of varying scales and appearances.

The applicant site has recently in 2015 undergone development in the form of a ground floor infill extension and full refurbishment.

PROPOSAL _

The proposal consists of a roof conversion and dormer extension to accommodate two double bedrooms and a shared bathroom. The proposal seek to enlarge the existing property to support the requirements of a growing family.

DESIGN ASSESSMENT _

Use The proposal does not seek to change the current C3 use of the site.

Amount The existing property over ground and first floor equates to 180sq.m. The proposal provides an increase of 34sq.m.

Layout The Proposed roof conversion and extension provides two new 11.5sq.m double bedrooms and a shared bathroom within the roof space of the existing dwelling. The space is accessed via a new staircase above the original from first to second floor. Access to the bedrooms and bathroom is from a protected landing.

Scale The dormer extension is designed to remain subservient and respectful to the original buildings character, form and massing. The dormer is set back from the eave, ridge and roof edge to achieve this.

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Appearance

The proposal aims to be sympathetic and considerate in its appearance to the adjacent and surrounding built environment and character through the use of complimentary materials, design, form and detail. The simplistic form and detailing ensure the proposal is complimentary and subservient to the existing property. The Zinc cladding and minimalist framed windows compliment the existing dark roof tile and aesthetic of the overall composition.

Access

Primary access to the property remains unchanged.

Traffic & Parking

Parking remains unchanged. Parking to the front driveway is retained.

Waste & Refuse

The existing waste and refuse strategy remains unchanged.

SUMMARY & CONSERVATION STATEMENT

In summary, it is proposed the application is in keeping with planning guidelines and policies and provides a sensitive cohesive solution for enlarging and improving an existing family dwelling, whilst remaining respectful of the character of the existing building and surrounding area. This is achieved through a considered design approach and inherent consideration of the surrounding built environment including scale, form and materiality.

The roof extension remains modest in scale set back from the ridge, roof edge and eave. Its simplistic and minimalist form, fenestration and complimentary materiality ensures its compatibility and subservience to the existing building. It is therefore considered that the proposal will provide a positive contribution to the area whilst satisfying the requirements of the applicant.