

D E S I G N A N D A C C E S S S T A T E M E N T

Proposal for lower ground floor rear extension at 26A Princess Road NW1 8JL

Location

This property is situated in the Conservation Area of one of London's most vibrant and secluded residential areas, and is in close vicinity to schools, public transport, leisure & sport facilities and Parks.

Existing Development

The property is a Victorian Terrace House with a lower ground floor 2-bedroom garden flat, a 1 bedroom ground floor flat and a 3-bedroom maisonette over 1st & 2nd floor.

Proposed Development

This application is for a further lower ground floor rear extension to re-arrange bedroom 2 involving enlarging the shower room adding a necessary bathtub and adding a dressing area.

There are many existing rear extensions previously built or under construction at numbers 12, 16 & 34, and especially properties 22, 30 & 32 showing the same reduced patio area as is proposed. Adjacent properties would not be affected by overlooking or loss of privacy.

The rear of the lower ground and ground floor of the entire canal side terrace is hidden from view from any public space which implies that the proposed extension will not visually change the character and appearance of the building.

Design Features

The new rear extension will be an extension of the existing rear extension with the new roof designed as an extension of the existing roof. There will be a new pivot door in the extended bedroom to line up with and match the existing living room pivot door across the patio, all with slim line dark glazing frames to high specification to match existing.

The rear patio space lost was mostly not used since there was no sunshine in this corner.

The new and previously extended roof will be provided with a green roof to visually soften the look from windows above of nearby terraces and also increase biodiversity.

