

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

## **Proposal for a new lower ground floor rear extension & layout alteration**

### **to add a third bedroom at 47a King Henry's Road, Primrose Hill, NW3 3QR**

#### **Location**

This property is situated in 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 2-bedroom flat is in a Victorian Semi-D property at lower ground floor with a very large and long garden, and there are 3 more flats over 3 floors above.

#### **The Householders**

This application is for a rear extension to create a third bedroom, a missing bathroom and a kitchen, dining and living area suitable for a family with 2 young children, involving remodelling of the entire flat layout.

The family will have to vacate their rented flat in Sharples Hall Street near Chalcot Square due to very high rent increase by next January. They are only able to stay in Primrose Hill if they buy and convert this property into a decent scale family home. The recent trend is many ordinary people having to leave the area due to high rents and property values, changing the community character of this area. The family are an asset to the local community engaging in many activities and are very popular.

#### **The Context**

Part of King Henry's Road is on a local list as part of the Primrose Hill Conservation Area. The mid-century Victorian building street fronts provide a high-quality unaltered townscape appearance to this road hiding some very long gardens in the rear only to be guessed by the sunken side passages between the Semi-D's. All the rear elevations along the street cannot be seen from any public domain.

The rear first floor bay window on legs is in the middle of the rear elevation implying any rear extension having to visually accommodate this feature in a new way. This should not prevent using the generous scale rear from allowing some reasonable room size ground floor extensions in the context of these very large buildings and gardens.

In this revised 2<sup>nd</sup> application, the floor level of the extension has been sunken down by 2 steps to keep the extension parapet level below the underside of the bay window, and the rear extension size has been reduced from 5.8m depth and 6.7m width to 4m depth and 5.5m width. This achieves a balanced subordination to the large 4 story host property with its deep 11m gable side wall and 12m height under the 2.5m high pitch roof and will be unobtrusive in the context of the large hidden rear garden. A further reduction of this extension would not make the flat viable for a young family use.

This garden at 30m length is extremely long, and some neighbouring buildings have left a sizeable part of their garden unused making it fully grown over. Therefore, the proposed rear extension could not be seen from Opidan and Ainger Road or any other public domain being fully grown in by mature and protected trees all along this terrace (see photos).

### **Design Features**

The new rear extension will be set back from the side passage, and on the other side be set in from the boundary on the joined-up property side. There are high brick walls on either side preventing any visual interference with the neighbours.

A fully glazed rear elevation will open to the long garden and will be placed on the centre line with the large bay window above to create some relationship with the existing elevation. The full height double glazing with double sliding doors, all with slim line anodized dark grey glazing frames will be slightly projected from the brick side walls and be enclosed with some short roof glazing panels to achieve a transparent and light look from the garden side, avoiding a sharp solid material contrast and conflict with the original elevation above.

A biodiversity green roof will be installed to provide a natural visual feature from the windows above (see product specification).

The adjacent properties would not be affected by overlooking or loss of privacy.