

DESIGN AND ACCESS STATEMENT

11 Primrose Hill Road, NW3 3DG.

The property is a four-storey end of terrace house dating from the 1960's and forms part of the Chalcots Estate. It is not listed and is not in a conservation area, although it is on the boundary of the Elsworthy Road Conservation Area and within the setting of the Church of St. Mary the Virgin.

The proposal is for a single storey ground floor side extension on the south side of the end of terrace into an unattractive unused patio/yard, and the enclosure of the first-floor open plan space to comply with regulations. All materials are designed to match and integrate with the existing building.

A previous similar application for a side extension was granted permission on 11-01-17 ref:2016/3956/P, and while it is noted that some concern was put on the height of the then approved proposal, this latest application has raised the height a small way. The reasons for this are to maintain a level living space for disabled and ambient access, and to maintain good design guidance and detailing of the flat roof. This proposal also includes a roof lantern rather than flat roof-lights to provide a better aesthetic appearance, this will be lead covered externally.

01-04-25

Nick Timson. RIBA

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