

40 KING HENRY'S ROAD

DESIGN & ACCESS STATEMENT (PART 2/2)

PART 1

01 Introduction & Planning History

02 Site & Context

PART 2

03 Proposal Summary

04 Site Response

05 Layout

06 Appearance

07 Conclusion

The following Design and Access Statement outlines the proposed design and conditions for the alterations to the 4 storey semi-detached dwelling 40 King Henry's Road.

The proposal seeks to introduce an entrance porch to the street facing façade to match those found at neighbouring properties. As well as an external store at lower ground floor level to the east facing façade. Furthermore, the proposal seeks to upgrade the existing fenestration by replacing all retained windows with double glazing with matching sash frames. Two small redundant windows are to be removed and in filled at first and second floor levels. And the existing retained doors are be replaced like-for-like. The existing spiral staircase, platform and side door at upper ground floor level are to be removed. The proposed works aim to upgrade the property by introducing historic features and enhancing its architectural quality.

Below are the site areas. The structure's footprint has marginally increased by approximately 6.4m² due to the addition of the front entrance porch and external store. The site will retain the existing rear amenity space of 138.3m².

Site Area	322.1 m²
Existing Footprint	102.1 m²
Proposed Footprint	108.6 m²
Total Proposed Amenity	138.3 m²
Total Proposed Hard Standing	75.2 m²

No.	UNIT	LEVELS	GIA (m²)
40 King Henry's Road	4 Bedroom House	4 storey Lower Ground, Upper Ground, First & Second Floor	312.7

As highlighted within the Camden's Local List, the dwellings **1-49 (odd) & 8-54 (even) King Henry's Road** are of historic and architectural significance due to their *'intact and relatively unaltered group of high architectural quality creates fine consistent townscape'*. Key features identified as contributing to the historic character and uniformity are the street facing façade's materiality, being London stock brick with white render. As well as the ornate detailing around fenestration. Furthermore, a key feature highlighted were the street facing entrance porches, entablature with detailed moulding and Corinthian columns. The detailing of these porches contributes to the high architectural character identified in Camden's Local Listing description, as well as enriching both the individual building and the collective coherent identity of the street.

The proposed porch at No. 40 has been designed to match the neighbouring properties, featuring Corinthian columns with historically appropriate detailing.



Proposed Front Elevation

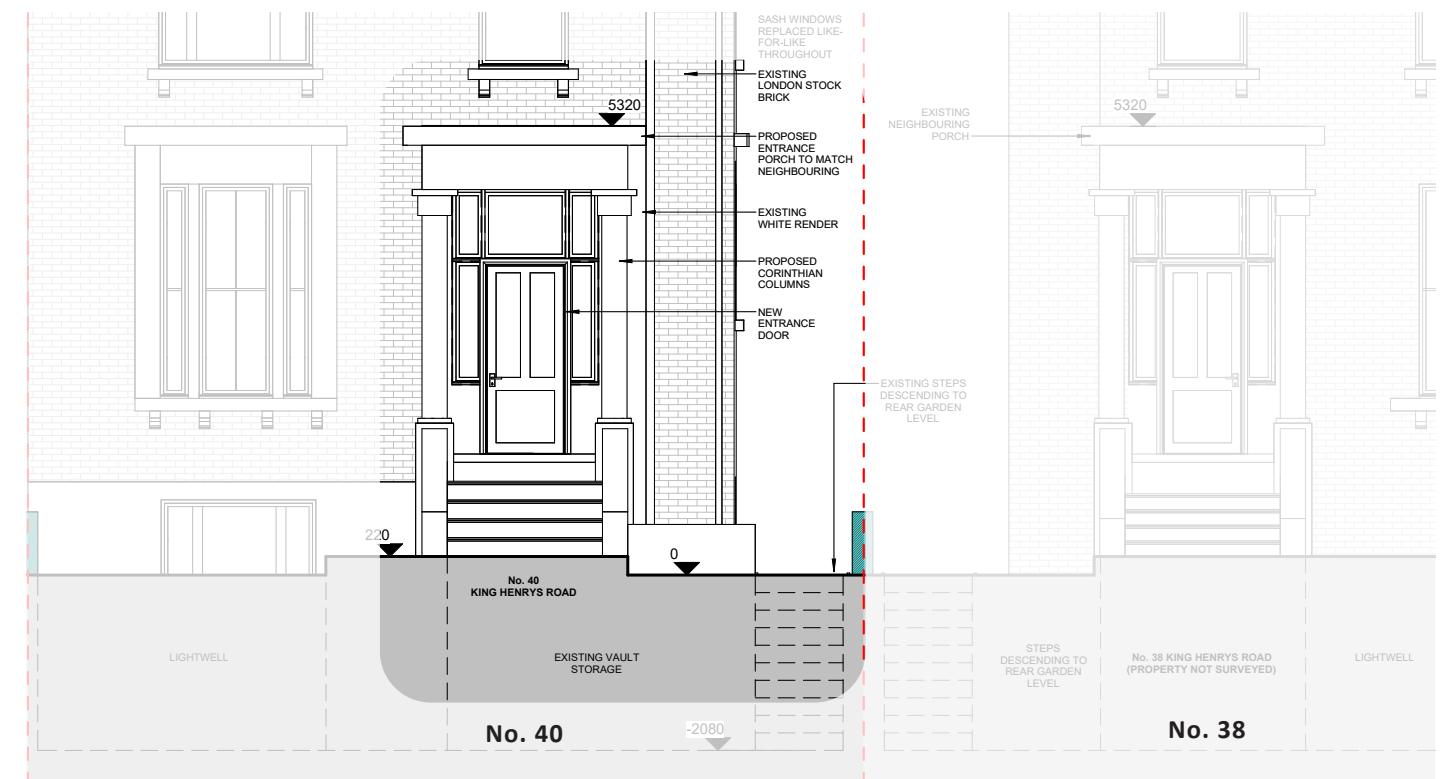
SCALE & MASSING

The proposed porch will match the height, width and depth of those existing along the street scape. The porch roof will align with the existing fenestration detailing of the adjacent kitchen windows. These features are consistent with those at other properties along King Henry's Road.

The existing windows will be upgraded to double glazing to increase the thermal qualities of the dwelling. The proposed window opening will remain as existing. The removal of the two small windows on the first and second floors will have minimal visual impact on the dwelling, as the openings are small and subordinate in scale compared to the existing fenestration on the façade.

The dwelling seeks to introduce an external store to east facing façade (side elevation 1 (E)). The proposed store takes direct precedent from the adjacent neighbouring property No. 38 King Henry's Road, matching the external store in terms of scale and massing. The proposed store is positioned at lower ground floor level within the rear amenity, situated behind the protruding side bay within the side access. The proposed is to align with the existing rear elevation and side bay to integrate seamlessly with the existing structure. The proposed height will match that of the neighbouring, at circa 3.5m.

The existing side door at upper ground floor level is also to be removed and in-filled, reflecting the existing condition of the neighbouring property, No. 38 King Henry's Road.



Proposed Front Elevation



No. 38 King Henry's Road
Street facing Porch



No. 38 King Henry's Road
External Store



Proposed Side Elevation 01 (E)

SITE LAYOUT

The proposed site is situated within a group of semi-detached houses along King Henry's Road recognised within Camden's Local List as structures with historic and architectural significance. The existing semi-detached dwelling is split across 4 storeys, Lower Ground, Upper Ground, First & Second Floor.

The dwelling is accessed via steps from the street level to upper ground floor level beneath the proposed portico. A kitchen situated to the front of the dwelling, connected to the rear via a new opening, entering into the dining room, overlooking the rear amenity. The existing spiral staircase and platform leading from the upper ground floor to the rear amenity has been removed. The existing door opening is to be in-filled with matching London stock brick. The existing WC is retained within the upper ground floor lobby.

The lower ground floor features a cinema room to the rear, guests bedroom and guest's bathroom. Access to the rear amenity is via upgraded rear patio door from the cinema room. The existing lightwell will remain as existing.

An external store is proposed within the side access of the house, positioned within the existing set back and aligns seamlessly with the existing façade. The proposed is to match the existing store found at the adjacent neighbouring property, No. 38 King Henry's Road.

The first floor level features a large master bedroom suite, with walk-in-wardrobe and master bathroom. As well as a separate bathroom and storage cupboard, accessed from the first floor landing. At second floor level are two large double bedrooms, office, laundry/gym as well as a family bathroom. The existing small windows within the boiler cupboard (at first floor) and family bathroom (at second floor) are to be removed and in filled.

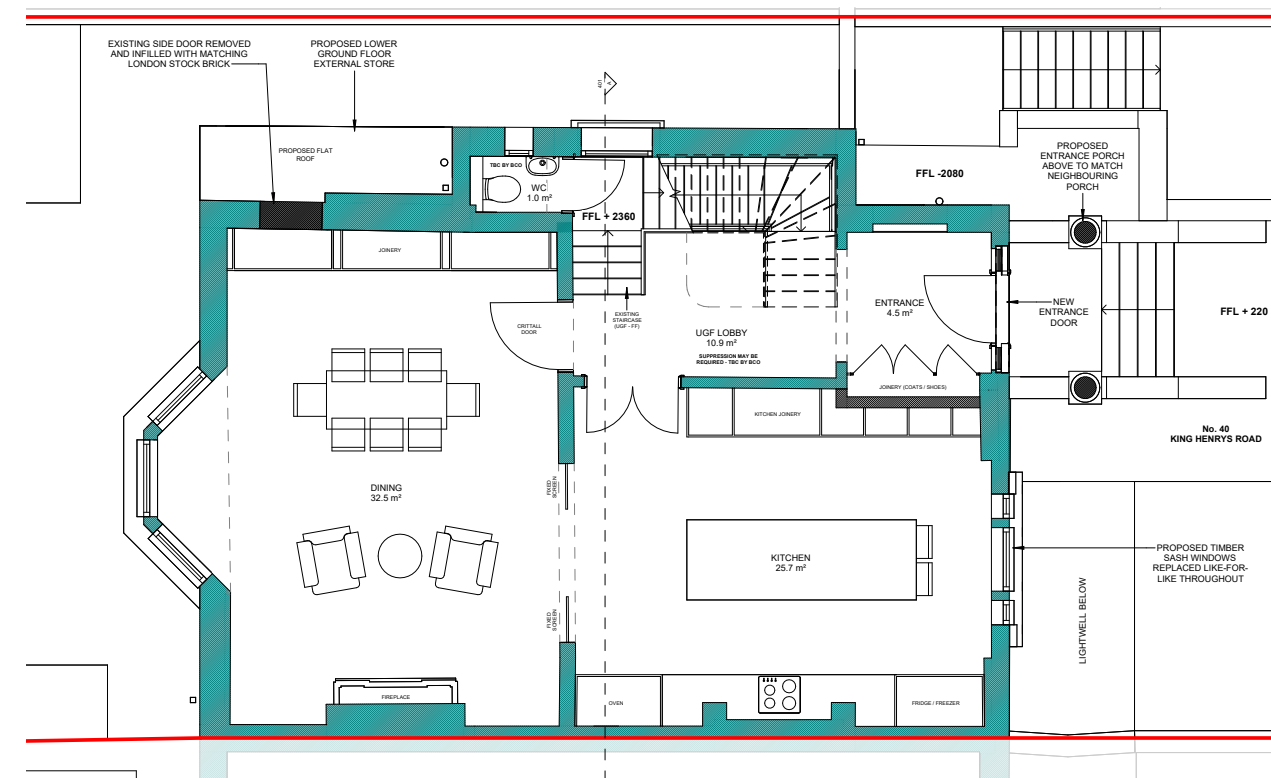
REFUSE MANAGEMENT

The refuse strategy will remain as existing. Refuse bins are stored and located at the front of the property on the existing hard standing.

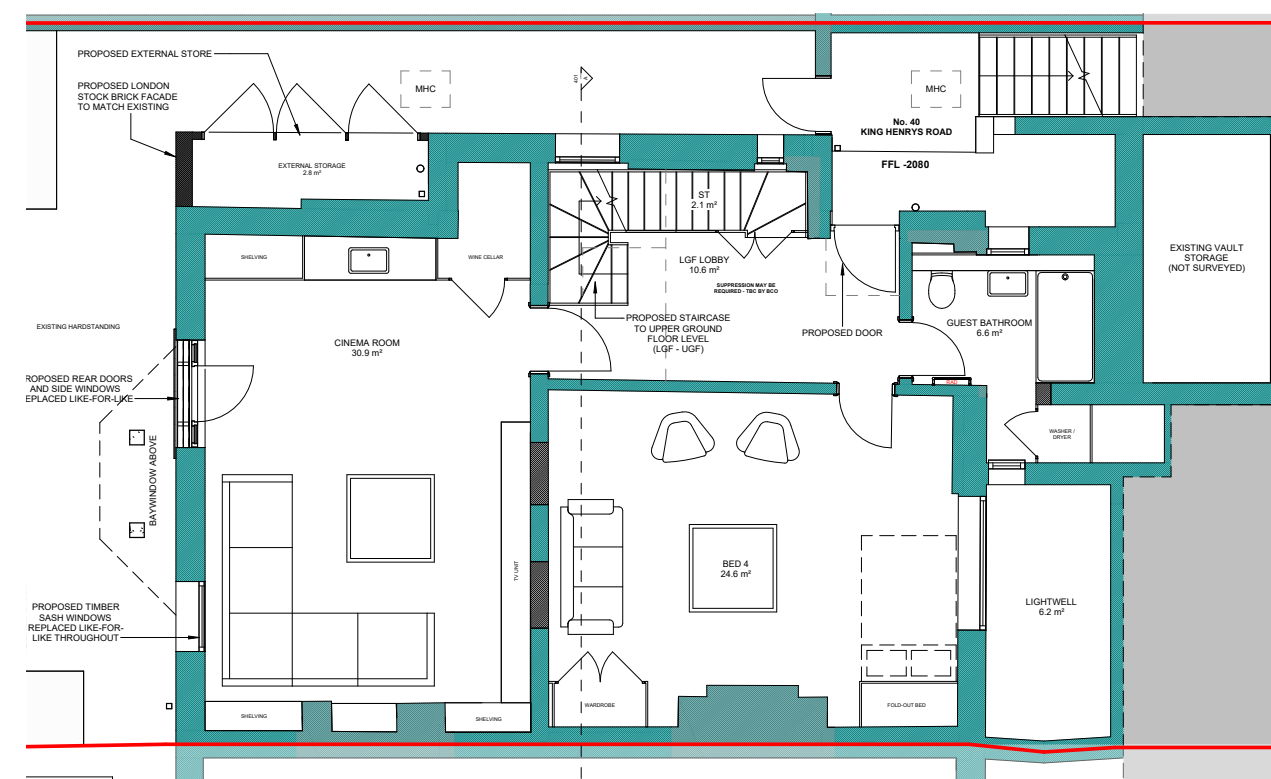
PARKING & CYCLE STORAGE

The parking and cycle storage will remain as existing. There is no off-street parking associated with the site. The public highway offers Permit Holders Only parking on-street parking directly outside the property.

The current PTAL rating for the site is 3, considered a moderate public transport accessibility level.



Proposed Upper Ground Floor Plan



Proposed Lower Ground Floor Plan

The following section of the document outlines the response to existing context, analysis of surroundings, styles and aesthetics in terms of form, colours, materials etc.

MATERIALITY

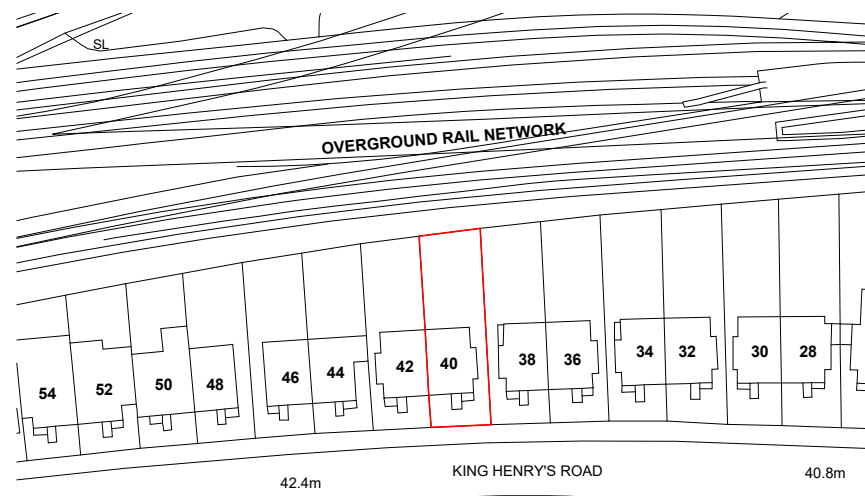
The existing street façade along King Henry's Road consists of London stock brick façades. These are complemented by ornate white timber sash window surrounds.

The immediate neighbouring properties serve as important precedents for material references for the proposed entrance porch as the street facing façade needs to maintain a sense of coherence and uniformity. All porches, detailing and columns along the street scape are finished in a white paint or render. The proposed portico seeks to match this, with in a white painted finish.

The proposed external store will be finished in a matching London stock brick to the rear façade. This is to integrate the new store seamlessly with the existing rear façade. The proposed draws precedent from the immediate neighbouring store at No. 38.

All retained fenestration will be upgraded on a like-for-like basis to match the existing style, ensuring continuity with the property's architectural character. The new windows will replace the existing single-glazed sashes with high-performance double-glazed timber units, finished in white to maintain visual consistency with the street-scape. This upgrade will enhance the dwelling's thermal efficiency, reducing heat loss and improving overall energy performance. The two small windows at first and second floor levels and side door at upper ground floor level, will be removed and in filled with London stock brick, to match the existing façade.

Additionally, as the property borders several overground railway lines along the northern boundary. The upgraded windows will improve the acoustic insulation, reducing noise pollution from passing trains.



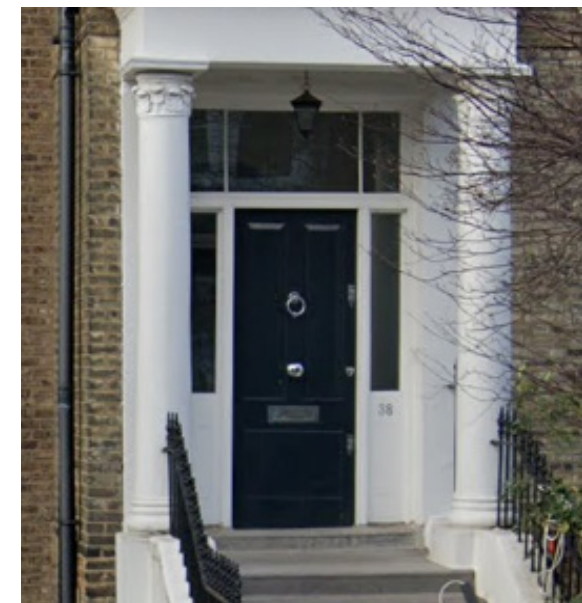
Site Location Plan



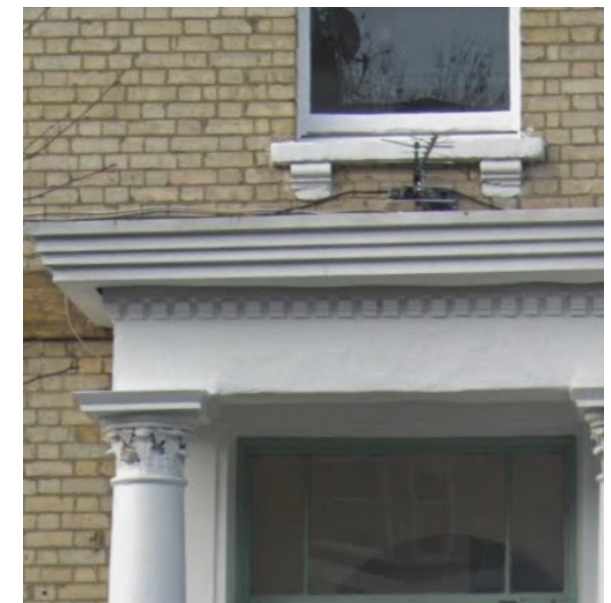
Matching London Stock Brick



White Timber Sash windows, with wrought iron detailing.



Corinthian Columns, finished in white



Entablature detailed with mouldings and details, finished in white

40 KING HENRY'S ROAD

The proposed alterations to 40 King Henry's Road have been carefully designed to respect the architectural and historic character of the property while improving its functionality and energy efficiency.

The introduction of a front entrance porch reinstates a historic feature that enhances the street-scape and strengthens the property's architectural character. The replacement of all retained sash windows with like-for-like double-glazed timber units improves thermal efficiency while preserving the building's aesthetic integrity. Additionally, the property's close proximity to the adjacent overground railway necessitates enhanced acoustic performance. Furthermore, the proposed external store is discreetly positioned to minimise visual impact, ensuring a sensitive and unobtrusive addition to the property.

The design approach follows Camden's Local List guidance, ensuring the enhancements contributes to the uniform townscape of King Henry's Road. By integrating high-quality materials and detailing that reflects the property's existing features, the scheme maintains the integrity of the local built environment while addressing modern living requirements.

Overall, the proposals represent a well considered and sensitive approach to upgrading the property, preserving its heritage value, and ensuring its long-term suitability as a contemporary home.

ABOUT THOMAS ALEXANDER DESIGN

Thomas Alexander is a design-led architecture and interiors studio based in London. Our practice has built a strong reputation for our bespoke designs and sensitivity to materiality and place.

Our team holds an extensive skill set covering a comprehensive experience of the planning process and in-depth technical knowledge.

Together, we share the opinion that good architecture exemplifies craftsmanship and attention to detail which we achieve through close relationships with contractors and the entire design team.