

## DESIGN AND ACCESS STATEMENT

**Proposal:** Erection of an additional floor to rear closet wing of dwelling house plus roof terrace.

51 Princess Road,  
Primrose Hill,  
London.  
NW1 8JS

### Introduction

Number 51 Princess Road is a mid-terrace three storey residential property with basement accommodation. It forms part of the Primrose Hill Conservation Area as designated in 1971, with Conservation Area Statement adopted in 2001. Number 51 is a single dwelling property and will remain as such.

This proposal is for a new first floor wing extension to provide an additional study room for the family plus access to a roof terrace over from the first floor half-landing. There are a number of nearby properties in the terrace with similar extensions including numbers 57, 59, 61 and 63.







### **Use**

The proposed first floor addition and roof terrace will be for the sole use and enjoyment of the occupier.

### **Amount and Scale**

The proposed extension is a popular addition to properties in this terrace and this small extension over the existing study would remain a subordinate feature of the rear elevation.

### **Layout**

Access to the new study would be from the half landing between the existing upper ground floor and first floor. The existing window would be used to form a new opening to the proposed study.

### **Appearance**

The rear wing extension will be constructed of materials to match the existing. Reclaimed London stock bricks are to be used for the walls and a traditional timber framed sash window is to be installed to match the study window below.

The existing flat roof and flat skylight over is to be removed and a new roof terrace provided over the new study with access from the first floor half-landing.

### **Landscaping**

There are no additional requirements for landscaping with this proposal.

### **Access**

The proposed works do not alter vehicular or pedestrian access to the property.