

Title	<b>DESIGN &amp; ACCESS STATEMENT</b>
	Conversion of Garage to Living Space; New Juliet Balcony
Project	Flat 14, Chesterfield House 1b King Henry's Road London NW3 3QP
Date	March 2013

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## 1.0 Introduction

Flat 14 comprises a duplex flat situated over lower ground and ground floor levels within 'Chesterfield House'. The site demise includes a private garden and a private garage.

## 2.0 Location

The property is situated on the southern side of King Henry's Road, close to its junction with Gloucester Avenue.

The property is not listed but is located within Primrose Hill Conservation Area and this application relates to the rear of the building.

## 3.0 Scope of Works

It is proposed to enlarge Flat 14 by converting the existing garage to a kitchen.

The existing garage door will be replaced with a new painted timber screen, incorporating glazing. It will retain the appearance of a garage door, to suit the immediate context.

It is also proposed to fit a new Juliet balcony across the terrace doors on the upper ground floor.

## 4.0 Site History

Consent was granted in 2009 for a new rear extension and Juliet balcony, which was never implemented (ref 2009/5509/P).

In 2012 consent was granted for a new door into the garage, from the garden (ref 2012/1007/P).

## 5.0 Impact of Proposals and Access

The garage is currently used as a store, as the owners of Flat 14 do not have a car. As this is the case, the loss of the garage will have no impact on local parking levels.

*Design & Access Statement Cont.*

The works will include new insulation to the ceiling and walls, which will improve thermal and sound insulation. The conversion will therefore have no impact upon the amenity or privacy of close neighbours.

The new Juliet balcony will be fitted across the upper ground floor terrace doors. Introducing this element, which will match the design of the balconies above, will be a sympathetic addition to the existing building.

Existing access arrangements into and around the flat will be unaffected by these works.