

**Proposed Extension to House
1, 117 Parkway LONDON NW1 7PS**

Design and Access statement

June 2012



View of House 1, existing terrace. Photograph taken in winter showing the outlines of the Lime tree in the adjoining garden of 121 parkway

Introduction

The site is situated near the junction of Parkway and Park Village East within the regents Park conservation area. The site is set back to the rear of a row of terraced houses on Parkway, between the railway cutting and Park Village East. The House which is the subject of this planning application is part of a residential development completed in 2007 comprising 6 flats and one house.

The applicant is the freeholder of the property at 117 Parkway, including the House.

The House has a terrace open on three sides at first floor level. The terrace is essentially north facing and receives direct sunlight in the early morning and afternoon. The terrace adjoins three neighbouring properties, 119, 121 and 123 Parkway.



View of the terrace on the left with the neighbouring Lime tree seen in springtime



View of the terrace with the neighbouring Lime tree in summer

A feature of the terrace is the boundary with number 121 Parkway which has a mature lime tree. The proposal does not affect the lime tree. One of the disadvantages of the presence of the lime tree, however, is that it has dense foliage in summer and due to the associated problems of aphids falling onto the terrace, the terrace is difficult to use as an outside recreation and dining area.



View inside the terrace in summertime overshadowed by the Lime tree

The proposal is to enclose the terrace and create an enclosed dining area adjoining the existing house kitchen and to re-build the terrace at a higher level to preserve the plants which are currently an important natural feature of the house.

Permission is therefore sought to raise the terrace to a higher level and create an enclosed breakfast room in place of the existing terrace.