

**50 Prince of Wales Road, London, NW5 3LN**

**Design Statement.**

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The application site lies within a residential area. It comprises the end dwelling in a terrace of Victorian houses. Adjacent to the property, to the west, is the Kentish Town West railway station. The station platform, and station retaining wall are much higher than the house and run the entire length of the application site including its garden.

The house is set on three floors having a semi-basement, the front door being set up from street level. It has been neglected for many years and is in a dilapidated state. Existing repairs to the rear of the property are unsightly and the property detracts from the character of the surrounding Conservation Area. The rear of the property cannot be seen from the public realm, from any other properties or from the platforms of the railway station to the west, given the boundary wall.

The proposal seeks to refurbish and extend the property. The refurbishments to the front include the re-instatement of a portico over the front door to match the others in the terrace and the reinstatement of the railings to the front boundary. These aspects will enhance the building, the streetscene and the character of the wider area and Conservation Area.

The rear of the property is to be refurbished (with the dilapidations also to be made good). An extension is proposed across the rear of the dwelling at basement and ground floor levels, this will follow the removal of existing additions to the original dwelling. The proportions of proposed openings to the rear take into account existing openings and every effort has been made to ensure that the new openings line-up to create a balanced and unified whole.

All materials to be used will match the existing building as noted on the submitted plans and elevations. Access to the site will remain as existing although surfaces and boundary treatments will be enhanced visually.

The amenities of adjoining residents will not be adversely affected in any manner.

The proposal will preserve and enhance the character of the Conservation Area