



## Design Access Statement

1a Prince Arthur Road, London NW3 6AX

### Background

1a Prince Arthur Road lies in the Fitzjohns Conservation Area. The house is a detached single family dwelling with large single dwellings to either side. Prince Arthur Road slopes down to the west.

The site area is 356 m2 and the areas of the existing and proposed development are as follows:

Existing basement, ground, first and second floor accommodation	331m2
Additional basement accommodation (the same as approved on application 2008/4131/P)	120m2
Additional ground floor rear extension	15m2
Additional first floor extension 10m2	
Additional second floor enlarged under rebuilt roof	8m2
New loft accommodation	45m2
Total revised schedule of accommodation	529m2

In the original application 2008/4131/P, the applicant was looking to extend and develop the property to enhance the amenity and habitable area to meet the needs of the present family and anticipated additional children.

In this application, the applicant wishes to introduce an amendment to the original scheme incorporating alterations to the front basement layout maintaining the original approved sqm area and the omission of previously proposed and approved openings at basement level and first floor level on the north façade, facing No1.

### Planning History

This application relates to a number of recent planning and condition discharge applications at the property.

Planning permission ref Number 2008/4131/P, gave consent for a basement area under the front forecourt, but conditioned that the space was not used as a car hoist and sought revised proposals showing the space used as habitable accommodation.

A subsequent consent ref 2009/2722/ P granted permission for alterations at roof level.

An application for consent to the revised basement layout was prepared and submitted, to discharge the condition application reference 2010/0327/P. This was submitted on advice from Camden. It was withdrawn when Camden said that consent could not be given to discharge the condition, as the shape was different though acknowledged that no additional area was sought.

This application combines all the previous consented works together with the revised basement shape and the revised side elevation windows and is an application for full planning permission.

### Design Process

As the application is only looking to amend the front basement footprint and the side windows of the previously proposed scheme, the design process is very much kept as it was originally proposed.

The removal of the first floor opening comes as a response to a change of the internal layout and the two new proposed windows at basement level have become an important source of light for a space that the applicant is describing and looking to use as the main family area of the house.

These two new windows are proposed to be high level within the room but not having any overlooking implications towards No1.

### Access

The new amendments do not interfere or have any repercussion in any way with the previously approved access statement.