

## **DESIGN AND ACCESS STATEMENT**

### **17 Princess Road, NW1 8JR**

#### **Proposal**

Erection of a mansard roof extension including a terrace at third floor level at the rear (in association with the existing maisonette).

#### **Site**

The building is a three storey mid-terrace building on the north side of Princess Road. The property comprises a ground floor restaurant with a maisonette on the first and second floors.

The building is within the Primrose Hill Conservation Area but is not identified as making a positive contribution to the conservation area. It is not listed.

#### **Relevant UDP policies**

These are:

B1 – General design principles

B3 – Alterations and extensions

B7– Conservation Areas, Character and Appearance

SD6 – Amenity for occupiers and neighbours

#### **Design**

The principle of a mansard roof extension is in line with policy since several other buildings within the terrace have mansard roofs. These are at nos. 21, 23, 25 and 31. Planning permission has also been granted for a mansard at no. 27. No. 13 also has a roof extension, which is more visible from the rear than the front.

The design of the mansard is traditional, with a 70 degree, slate clad roof slope behind the front parapet. The two dormer windows align with and are related to the size and proportions of the windows below.

At the rear the original design of the terrace has changed significantly over the years with several poorly designed extensions. Given this, the modern, glazed rear elevation of the proposed mansard and third floor terrace will appear appropriate in design terms.

The internal height of the mansard roof storey will be 2.3 metres in line with planning guidance.

The proposed materials match those existing: painted timber sash windows, London stock brick and slates. These are appropriate to the building and terrace.

The proposal will preserve and enhance the character and appearance of the conservation area.

#### **Amenity**

The proposed small terrace at the rear of the mansard will not have any adverse impact upon the amenity of neighbouring properties.

#### **Access**

The proposal does not raise any access issues.

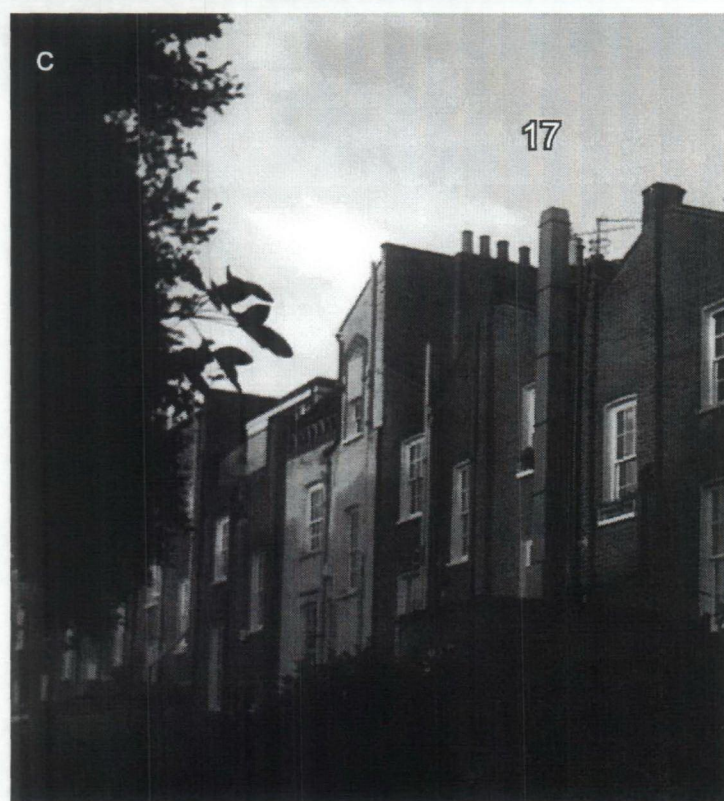
## 17 Princess Road - Photographs



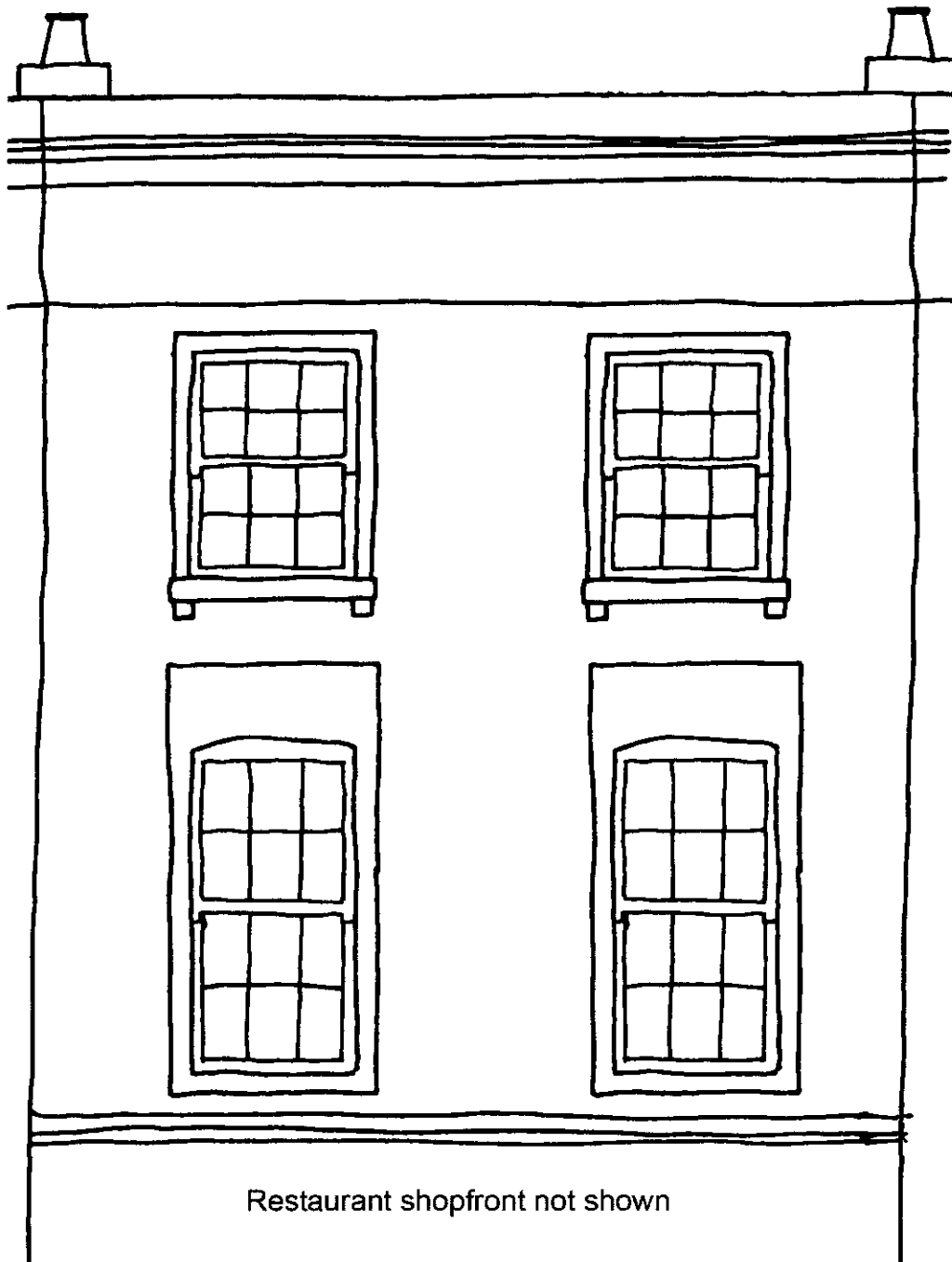
a. Front facade.



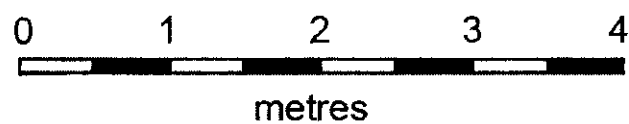
b. Rear of the terrace from the north.



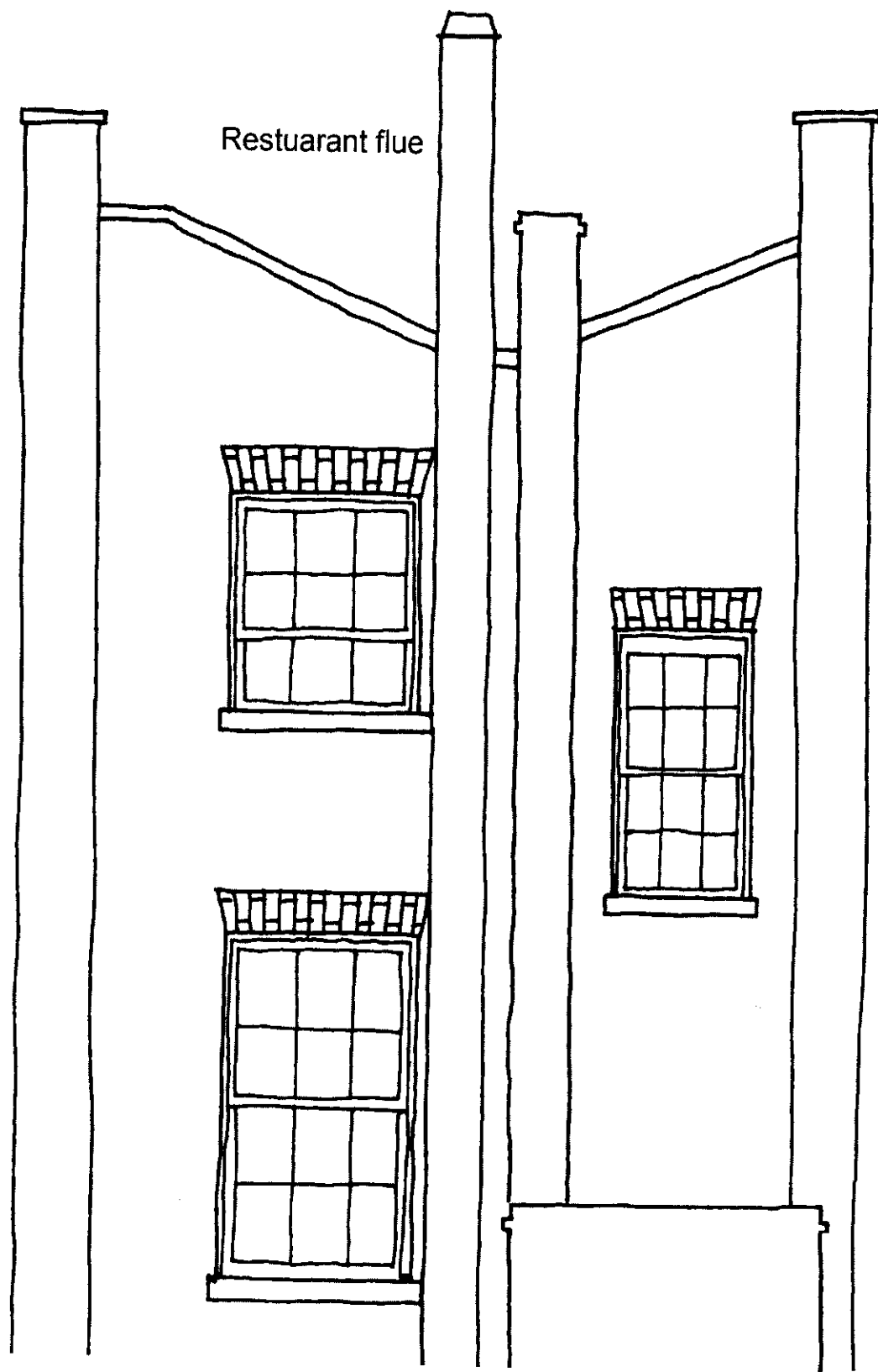
c. Rear of terrace from the south.



Front elevation: as existing  
scale 1:50



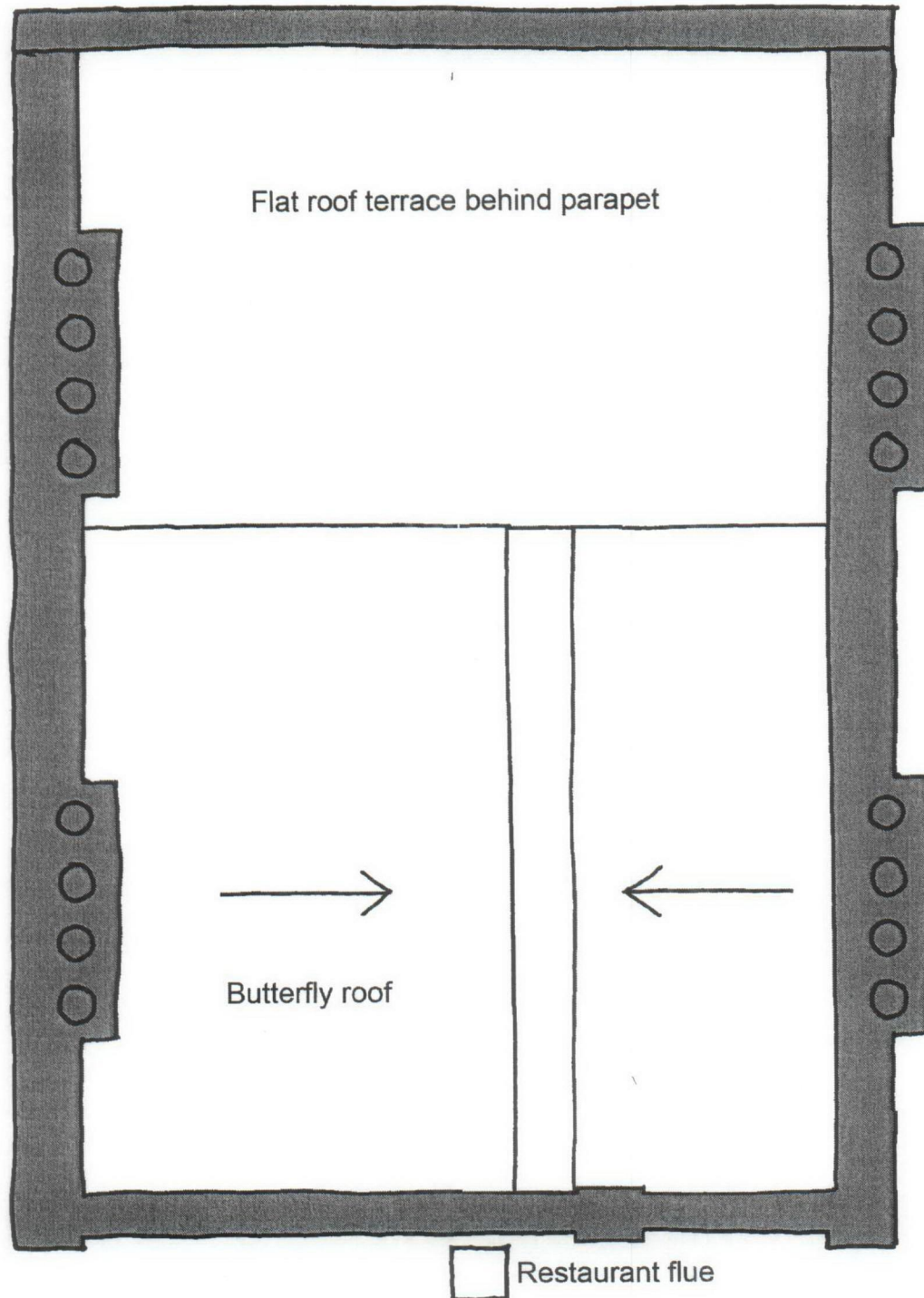




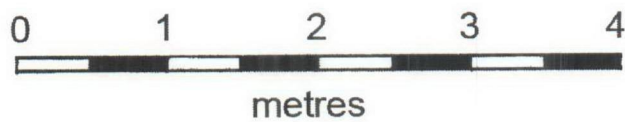
Rear elevation: as exisiting  
scale 1:50

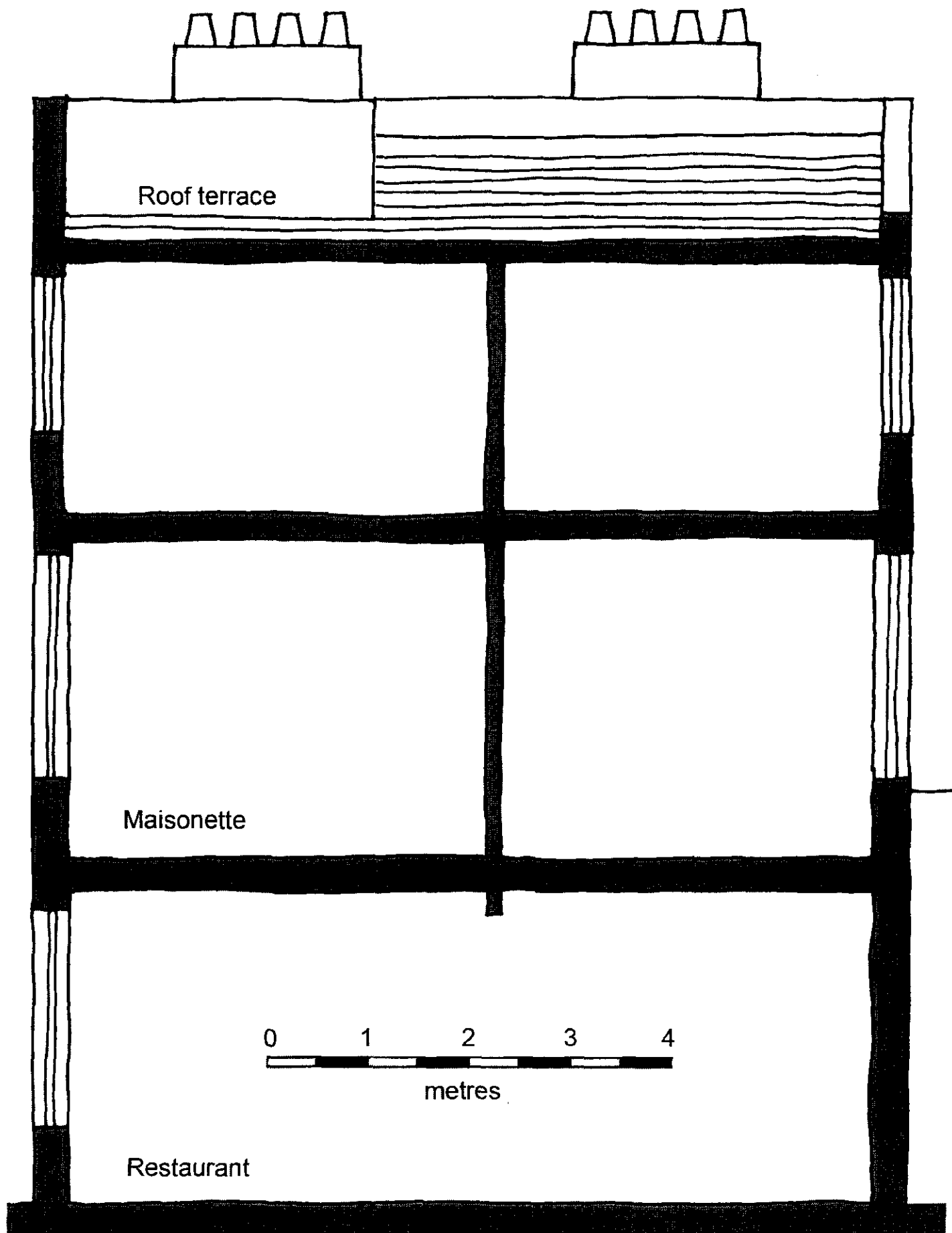


Front



Roof plan: as existing  
scale 1:50





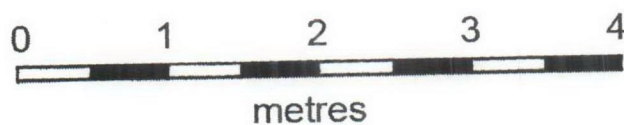
Front

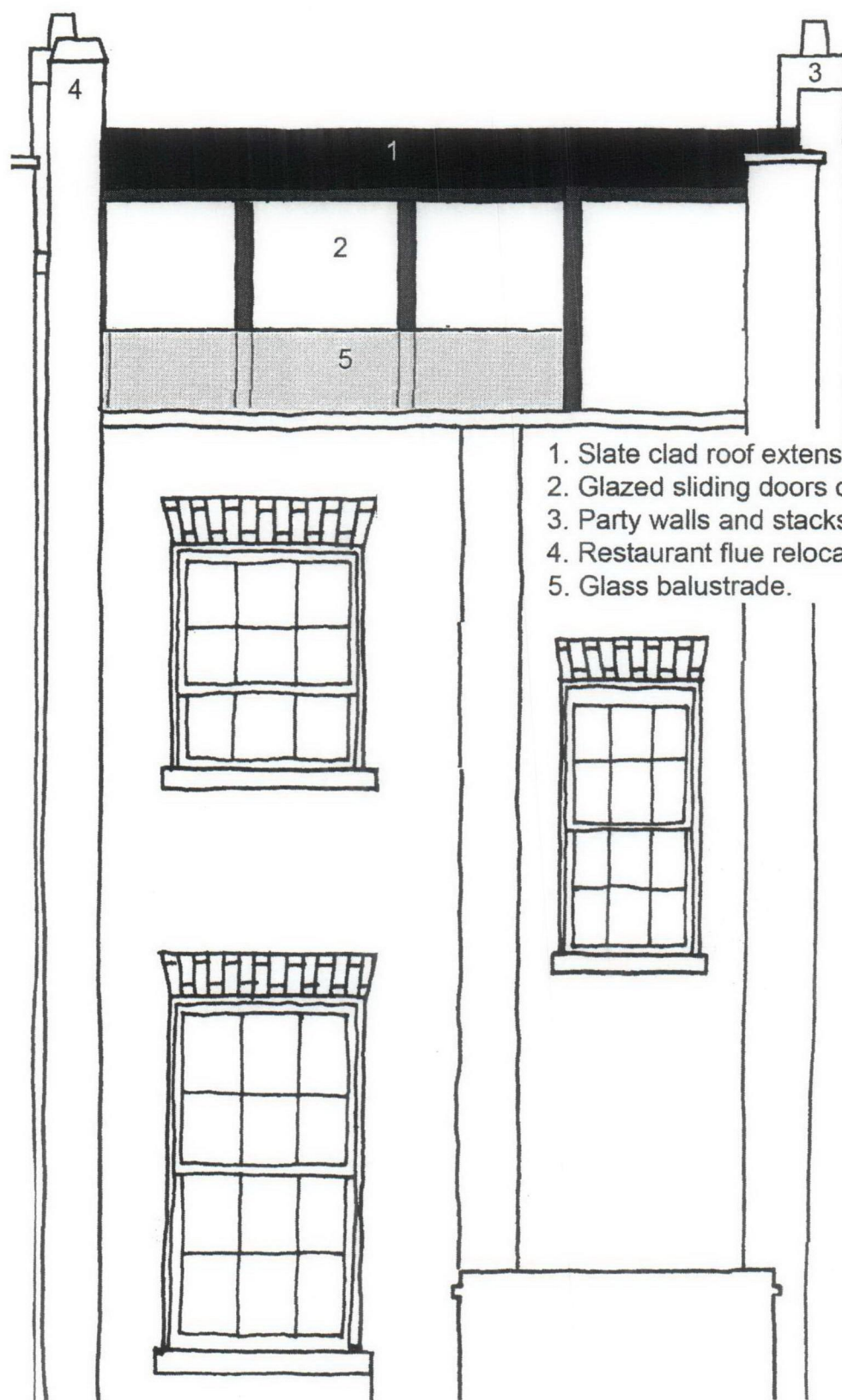
Section: as existing  
scale 1:50



1. Slate clad mansard roof extension
2. Lead clad dormers and timber sash windows
3. Party walls and stacks raised
4. All existing windows retained.

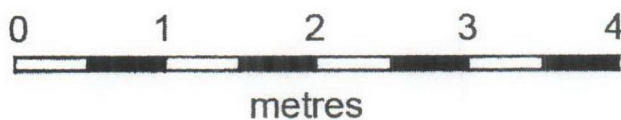
Front elevation: as proposed  
scale 1:50





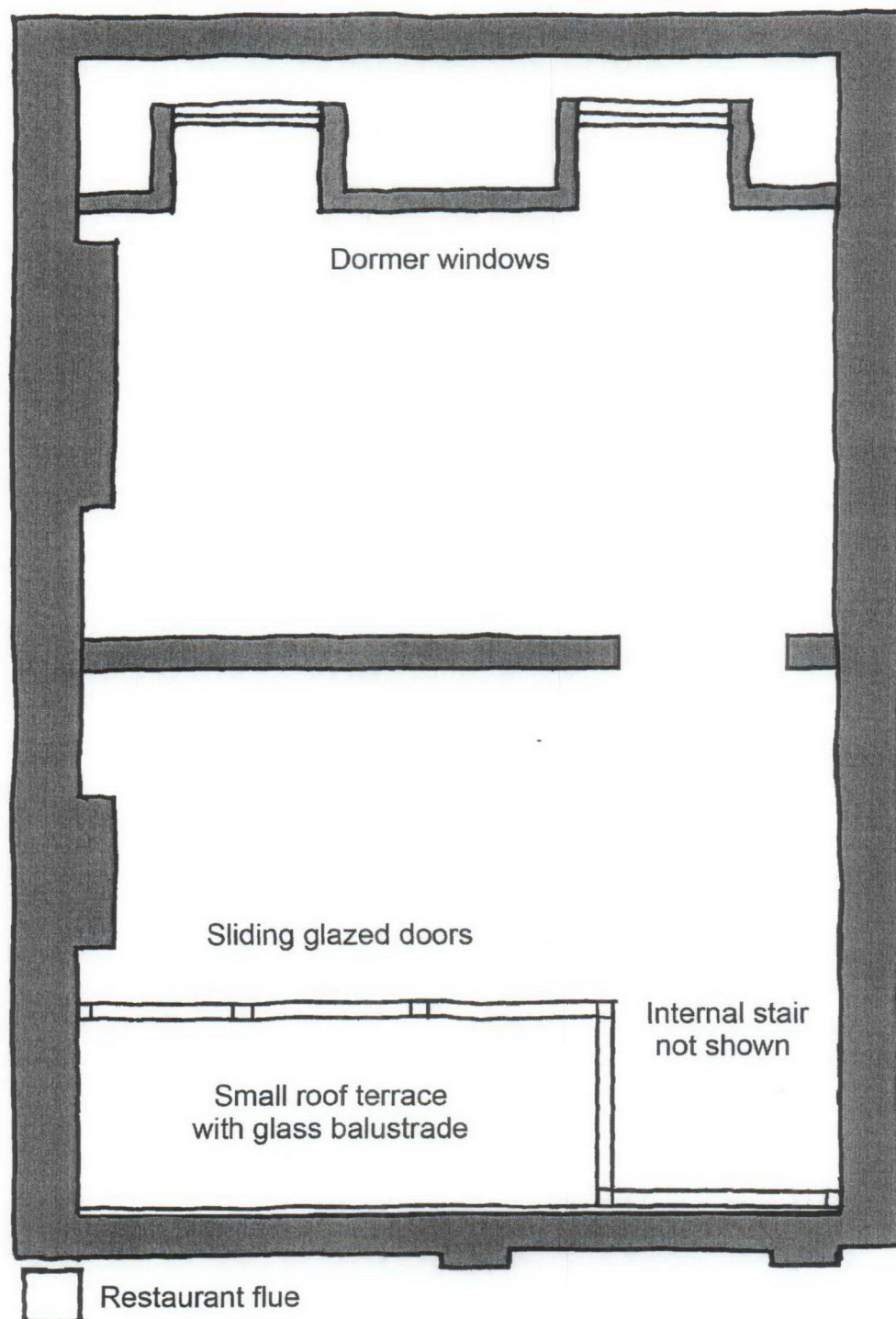
1. Slate clad roof extension.
2. Glazed sliding doors on to small terrace.
3. Party walls and stacks raised.
4. Restaurant flue relocated at high level.
5. Glass balustrade.

Rear elevation: as proposed  
scale 1:50

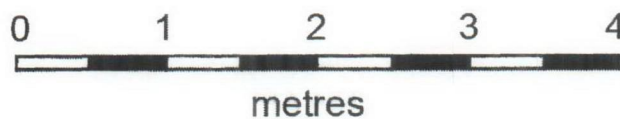




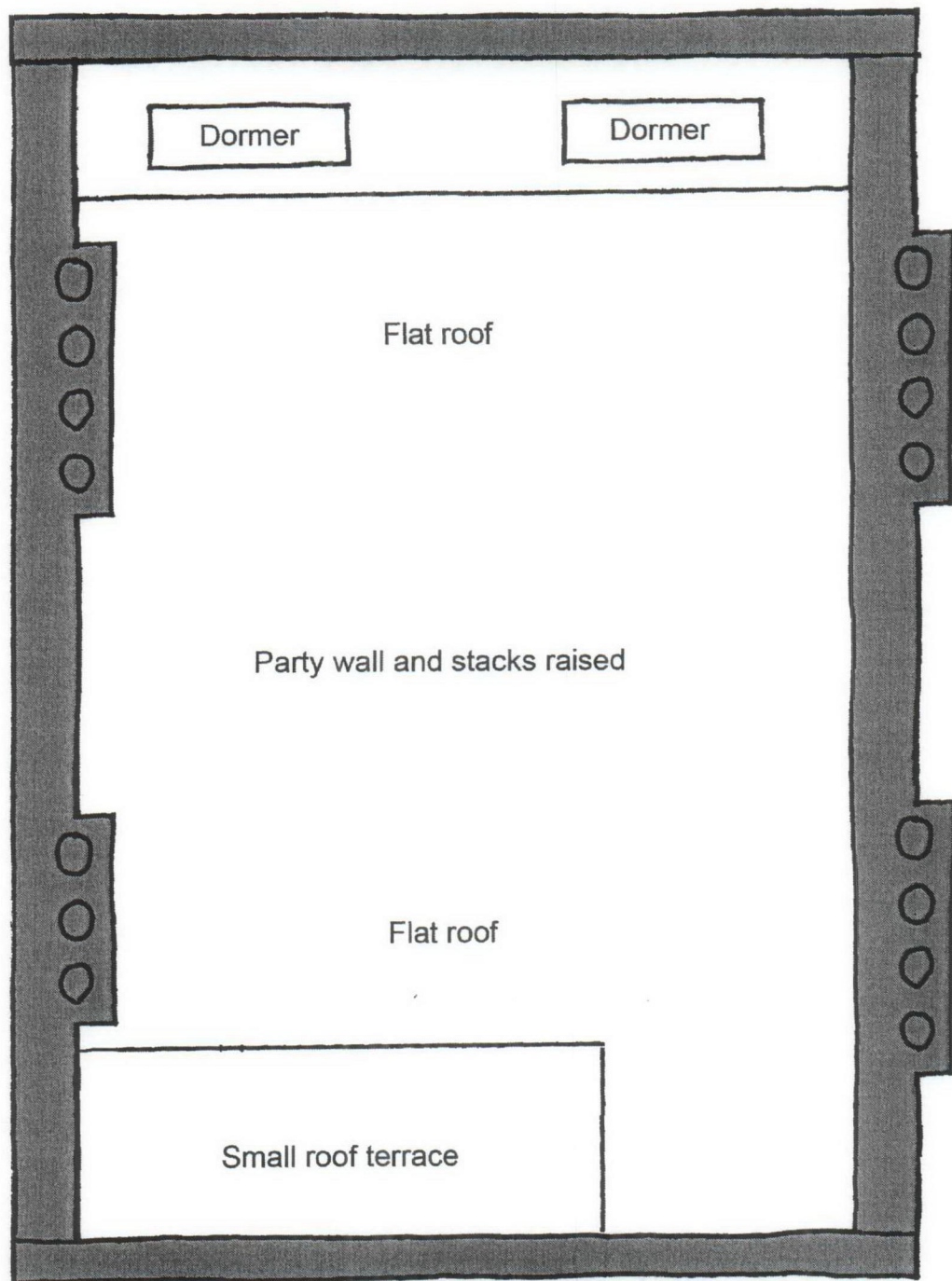
Front



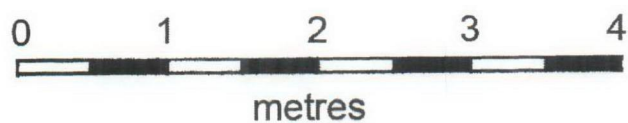
Proposed third floor  
scale 1:50

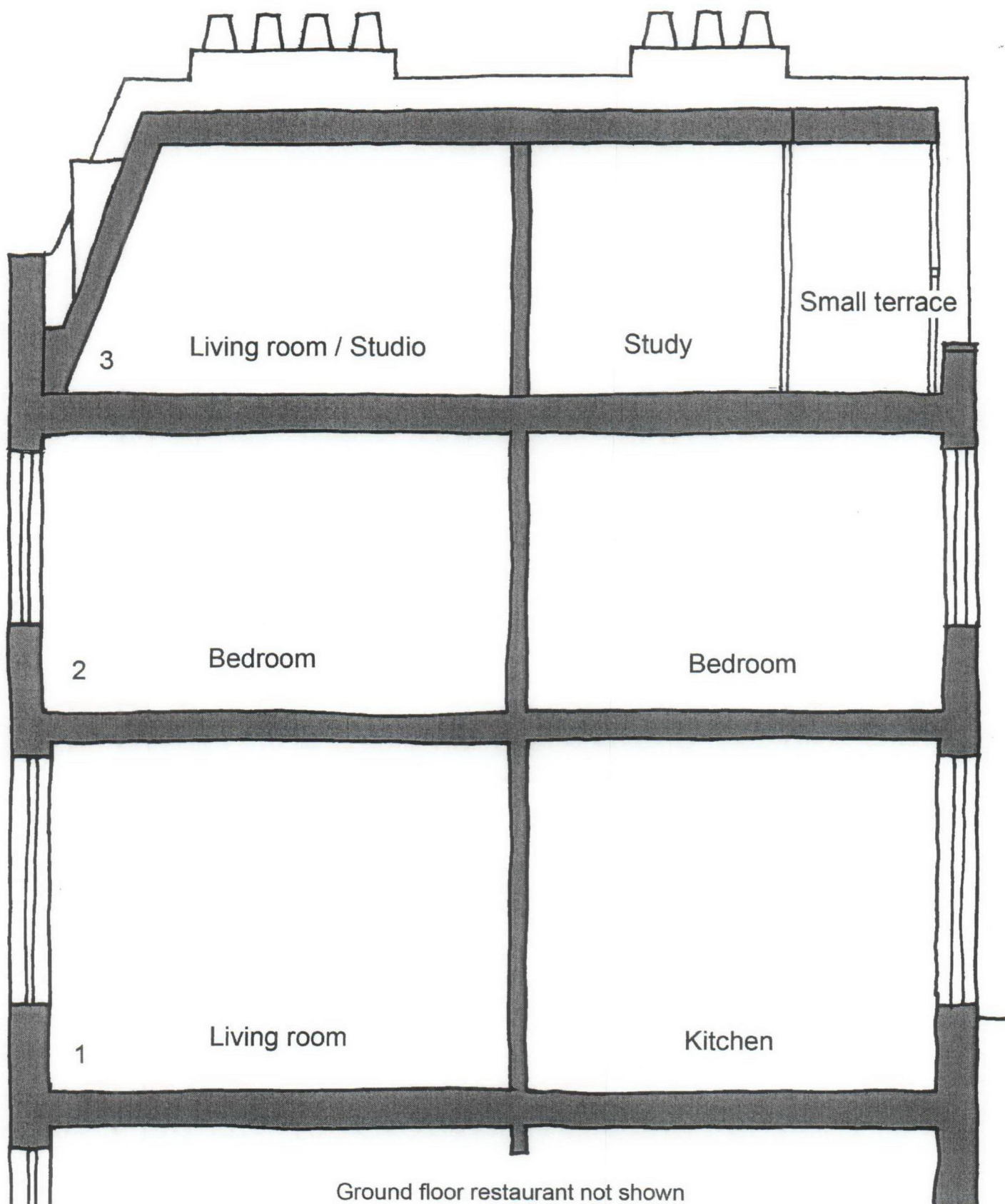


Front



Roof plan: as proposed  
scale 1:50





Front

Ground floor restaurant not shown

Section: as proposed  
scale 1:50

