

Design and Access Statement (Revised 18 September 2006)

Proposed Extension and Alterations 1 Prince Arthur Road, London, NW3 6AX Planning and Conservation Area Applications Ref 2006/3686

The proposal is for a rear extension on 4 floors to an existing 4 storey detached house to create larger rooms and more facilities such as en-suite bathrooms as required by the owner for their own family use.

The floor levels of the original house are carried into the extension except at Lower Ground Floor where the floor level has been lowered to increase ceiling height. The staircase is in the same position in the house and a food lift has been added serving all floors from the Kitchen at Lower Ground.

There is no change proposed to the front elevation apart from the introduction of a light well to Lower Ground with a railing. The existing attractive entrance, which has a easy going steps of 150mm up to the front door from the entrance driveway, is retained.

The proposed realignment of the rear elevation is an insignificant incursion on the rear garden. The new elevation does not project beyond the north-west neighbour and only projects 750mm beyond the neighbour to the south-east. There is no overlooking issue with the property on the back boundary.

It is proposed to lower the rear garden by 1 metre to provide good daylighting to the Family Room and easy access up to the garden from the Lower Ground Floor.

As suggested by Planning Officer Charles Thuaire at our meeting on 15 June 2006, we have recreated the original 2 part stepped south elevation with modified fenestration. We have introduced a verandah at Ground Floor, as an attractive feature of the same period style, to access the easy going external steps down to the garden.

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