

## **Design statement-**

### **Erection of new single family dwelling at 21 Perrins Walk, NW3 6TH**

The existing house and land constituting 21 Perrins Walk have, in the last six months, been acquired by the current owners and residents of 21 Church Row, NW3.

Prior to the outright purchase of the property, the new owners of this site already owned one car space within the garage of 21 Perrins Walk, and also benefited from an established "right of way" that connected the garage of 21 Perrins Walk with 21 Church Row, via the garden of 21 Church Row.

It is intended that the new dwelling proposed for 21 Perrins Walk should be used by the owners of 21 Church Row as an extension to their family home, in particular as a large playroom /store room at ground floor, and as a 3no bedroom nanny and guest flat at first and second floor.

Accordingly, to facilitate movement between the two properties, it is proposed that a new metal staircase will lead directly from the first floor bedroom to the level of the Church Row garden, and that an internal communicating door should connect the playroom with the communal stairs leading up to the flat.

By opening up the rear elevation of the new house, the garden of 21 Church Row will automatically become an amenity space for 21 Perrins Walk, though, in line with the design approved during Application 2005/3262/P, the new scheme for 21 Perrins Walk also benefits from a dedicated roof terrace, enclosed for privacy by the pitch of the roof itself, and from two long balconies that allow the occupiers of the main rooms to fold back large metal French doors.

The presence in the design of the roof terrace has determined the choice of locating both kitchen and main living space on the second floor, to facilitate the use of the terrace itself during the better months of the year.

Generally the layout of the house is very flexible; the playroom has been designed to be used - if required- at a later date as a garage, and the bedrooms are all well served by bathrooms and carefully positioned storage spaces.

The style of the house is contemporary and yet classical, with traditional proportions for the elevations and a mix of traditional and contemporary materials such as brick, render, slate, timber and steel. It is intended that the rooms and circulation spaces should be exceptionally bright, receiving light from a variety of windows and skylights.

It is suggested that specific colours of finishes and details of fittings should be agreed with the Planning authorities at a final stage of design development.

Given the eclectic mix of architectural styles in Perrins Walk, and the approval by the Camden Development Control Team of a distinctly modern project preceding this application, it is now held that the design put forward in this application is very much in keeping with the specific aims of the Conservation Area and should therefore be granted Full Planning Permission.

Privacy, daylight and sunlight to neighbouring properties will not be affected by this proposal.

If there are any matters that could prevent or delay the granting of full planning permission, we would be grateful if you would advise us immediately so that such matters can be resolved as quickly as possible.

We look forward to hearing from you.

Yours sincerely,

A handwritten signature in black ink, appearing to read 'Barbara Weiss', written in a cursive style.

**PP** Barbara Weiss  
For Barbara Weiss Architects.