

Thursday, 8<sup>th</sup> May 2014

**Design and Access Statement  
Maisonette Flat,  
111A King Henrys Road, London NW3 3QX**

Planning Application for a two-storey extension to the side, a single storey extension to the rear, and a new garden room/studio to the rear of garden.

1. Location

The property is located between Elsworthy Rise & Lower Merton Rise on the south side of King Henrys Road, a residential road, characterised by mid Victorian four-storey detached & semi-detached houses, which forms the northern boundary of the Elsworthy Conservation Area. Local buses and Swiss Cottage underground station serve the property, and local shops and parks are within walking distance.

2. Use

The property is currently in use and occupied as a self-contained 2-bedroom maisonette within a converted semi-detached house. The proposal is extend and create a 3-bedroom, 2-bathroom family size maisonette.

3. Appearance/Access

The street elevation of the property is to be altered, by the addition of a new two-storey extension to the alley to the side of the property, and replacing the existing brick/rendered entrance portal and glazed lobby, and a single storey extension to the rear. This new extension will be subordinate to the main house and is to be lower than main entrance porch at upper ground floor. This also to be set back at upper ground floor level 5900mm from the front of the bay window to the street, and 4100mm set back at lower ground floor level.

There will be new access into the maisonette at 111A King Henrys Road, the existing stairs/ramp down are to be regularised for ease of use. Even though direct access from the street to the garden is lost, this is not a major issue, as the garden is not shared with any of the other leaseholders/tenants to the flats above.

4. Design

The new extension is to be in keeping with the existing building and others in the surrounding area, and will be built from London stock bricks to match existing, all doors and windows to have brick soldiers courses at their heads, stone sills, and sash windows to be double-glazed, made of timber & painted to match existing. There will also be new stone cornices above the entrance door at lower ground floor level, and over the sash windows to the parapet wall at upper ground floor level.

A new garden room/studio is to be built to the rear of the garden. This is to be clad in western red cedar strips, with power coated aluminium doors/windows, with a green roofing system including sebum blanket, substrate, filter fleece and a bio drain layer with a total depth of 120mm.

5. Layout

The internal layout is to be altered and as shown on the proposed drawings. All bedrooms are to be located on the upper ground floor, along with the family bathroom. All other living spaces are to be on the lower ground floor.

6. Scale

The footprint of the main building has been increased by 32m<sup>2</sup>; the existing total floor area is 144m<sup>2</sup> and this to be increased to 180m<sup>2</sup> a gain of 36m<sup>2</sup> plus another 18m<sup>2</sup> for the garden room/studio.