

Tuesday 13th May 2014

Planning Statement for 111A King Henrys Road, London NW3 3QX

The property is a self-contained maisonette with two bedrooms, one ensuite bathroom, and one shower room. The property benefits from having its own entrance and large garden. The property has four large rooms, with bay windows overlooking the front and rear of the property.

These four large rooms provide the maisonette with its period character, and therefore it would be a shame to partition these rooms to try to achieve a possible third bedroom.

We trying to create a flexible home that can accommodate a growing family who can enjoy the space it have to offer.

The proposed extension will provide a new kitchen at lower ground floor level and the much-needed third bedroom at upper ground floor level. This extension is achieved by partially in filling the gap between N°111 and N°109 King Henrys Road. This gap is approximately 3300mm wide, and with the proposed extension, this gap will be reduced to approximately 1300mm wide. This extension will be set back, lower than the existing upper ground floor entrance porch, and therefore subordinate to the main house.

Even though this extension partially in fills the gap between the two buildings I would not consider the loss of this gap as significant, because the view between the buildings is of a gable wall of N°4 Lower Merton Rise, which is a considerable distance away. (See Figure 1.)

Figure 1



Figure 2



The gap to N°109 King Henrys Road has access to the lower ground floor flat, and garden. There are also of an entrance door and two secondary windows to the flat at this level, as well as a high-level window, which would have been a window to the stairwell. (See Figure 2.)

The garden room/studio, proposed, is again part of the overall planned flexibility of the property. It will comprise of a gym and studio, for working. There have been a number of these passed in Camden recently. A project in Lancaster Grove is one that is very similar to this proposal or even next door to this proposal at N°113, something very, similar passed. There is an existing tree on site, which shall be remaining, and the garden room/studio is nearly the full width of the garden.