

PIERRE d'AVOINE

ARCHITECTS

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Flat 4, 5 Ainger Road, Primrose Hill, London NW3 (597)

Design and Access Statement

5 Ainger Road is part of a residential terrace on the east side of Ainger Road. It is not in a conservation area.

Planning Permission was granted on 24 December 2012 (Application Ref 2012/6026/P) for the erection of a roof extension with terraces to front and rear in connection with the existing top floor flat (Class C3)

This application is a modification of the abovementioned application and seeks to provide a roof extension with a terrace to the front to match the design previously approved.

However the design of the rear has been modified in close consultation with Camden Development Control to omit the rear terrace and extend the accommodation closer to the rear elevation, and provide a small terrace over the existing rear bathroom with access via steel steps and balustrade over the existing lowest part of the butterfly parapet.

The existing top (3rd) floor provides additional living space as shown in the granted planning permission).

The existing stair access/ circulation up through the building will be extended to the new top (fourth floor) and will comply with Part K of the Building Regulations.

The entrance door to the new maisonette will be located on the half landing between second and third floors.

The existing third floor will provide two bedrooms with en-suite bathrooms.

The new top (fourth) floor will provide an open plan living/ dining/ kitchen space.

A new terrace is proposed at the front and over the rear bathroom to provide outdoor space, air and to maximise natural light.

The front and rear elevations, behind the existing parapets, are finished in blue/ black slates with lead flashings with timber sliding doors and a velux window to the rear.

Access to the rear balcony is via painted steel steps with steel balustrade.