

DESIGN AND ACCESS STATEMENT
95 KING HENRY'S ROAD, LONDON NW3 3QX

95 King Henry's Road is a Victorian, 4 storey, single family, semi-detached house within the Elsworthy conservation area. The house is in need of renovation. We would like to make several changes to the external envelope of the house. The proposed changes are meant to be in keeping with and enhance the existing external appearance of the building and correlate with similar changes made by adjoining and neighbouring properties and thus contribute to the overall harmony of the area.

Proposed External Alteration

1. Removal of existing rear external stair from raised Ground Floor down to Garden Level.
2. New openings to the sides of the Front Bay at Garden Level and for sash windows, new double glazed units, timber sections to match existing. Many of the similar properties along the road have openings to the sides of the lower section the front bay.
3. New openings to the Rear Bay at Garden Level for French Doors, new double glazed units, timber sections to match existing. Many of the similar properties along the road have openings to the sides of the lower section the rear bay.
4. New opening to rear facade at Garden Level where stair has been removed for French door, double glazed units, timber sections to match existing.
5. Brick in 2no. windows to side façade with bricks to match the existing.
6. Alter door opening to window opening to side elevation, sash window, double glazed unit with timber sections to match existing.
7. Change 1no. window opening to door opening to side elevation. New timber frame and door.
8. Remove protruding window structure from side elevation and replace with new double glazed sash window, timber section to match existing.
9. New door opening into Front Basement Well, new timber frame and door
10. Increase size of Front Basement Well.
11. Increase the head height of the area under the existing front step by lowering the floor levels of the coal cellar area.
12. Where the external rear stairs are to be removed, install a small metal balcony at Raised Ground Floor Level. The adjoining property at 97 King Henry's Road has a similar balcony.
13. All new and existing windows and French doors with double glazed units and timber sections to match existing. External paint colour, white to match adjoining properties.
14. At 1st Floor Level, use the top of the rear bay as a terrace. Fit metal balustrade on top of existing parapet and alter window opening for French Doors. The neighbouring properties of 93, 99, 101 use the top of the bay as a terrace. No. 97, the adjoining property, has applied for planning permission to use the top of the bay as a terrace (2013/8286P).
15. Remove existing skylight from the side of the main roof and enlarge the opening for new Conservation Rooflight from The Rooflight Company, details enclosed.