

DESIGN AND ACCESS STATEMENT - PLA161 PL15 (REV A)

6 Edis Street, London NW1 8LG

Property

The existing building is a three-storey Victorian terrace house with a brick extension to the rear, built in 1993. It sits within the Primrose hill conservation area.

Access

Main access to the property is at street level. The front porch is a small step higher than street level and the front door is a single step higher than the front porch. We are not proposing to alter the main access route in to the building in any way.

A second access route is via an exterior steel staircase from street level to lower ground level within the front light well. We are planning to remove this staircase so we can gain access to the second vault.

The removal of the exterior steel staircase was approved on 23/12/2014. Planning reference: 2014/5983/P.

Design

Rear Extension

We propose to demolish the existing 1990's Lower ground floor rear extension and build a new extension that is set back in line with the neighboring property. The existing extension is of poor quality and our client wishes to build a new extension of superior quality. The new extension will also feature a large flush roof light.

Approval was received on 23/12/2014 - Planning reference: 2014/5983/P - for a new rear extension of the size and scale shown within this application.

Rear Extension full width doors

We propose to build the new rear extension with full width crittal style glazed double doors facing the garden. Similar examples of full width glazing have been granted on other Edis Street properties such as 29 Edis Street (**2012/6634/P**) and 15 Edis Street (**2008/4490/P**). There are also other similar proposals that have been granted in the area such as 9 Chalcot Road (**2012/5102/P**) and 51 Princess Road (**2013/2509/P**).

Lower Ground Vaults

We intend to add a set of double doors in to the second vault that is currently blocked.

Our proposal to add double doors to the second vault was approved on 23/12/2014. Planning reference: 2014/5983/P.

Windows

The majority of the windows are currently double-glazed. We plan to replace all windows with new high performance double glazed timber framed windows. The new windows will feature central vertical beading to match the majority of the neighboring properties on Edis Street and be in keeping with the original style of the street. All new window details are to match existing beading and frame sizes and profiles.

Our proposal to upgrade all windows with double glazing and central beading was approved on 23/12/2014. Planning reference: 2014/5983/P.

Railings

We intend to remove all the current railings on the rear elevation of the property and replace them with new painted mild steel railings of an elegant and simple design.

We also propose to remove the current swing gate at the front of the house and add railings to match the existing railings.

The replacement of railings on the rear elevation was approved on 23/12/2014. Planning reference: 2014/5983/P.

This statement should be read in conjunction with other supporting documents submitting in connection with the planning application:

- Architectural drawings
- CIL Form
- Photographs
- Construction management plan
- Planning statement