

DESIGN and ACCESS STATEMENT

42 Prince of Wales Road NW5 3LN - Lower Ground and Raised Ground Floor Extensions

Project no: Pri/D&A/15/01

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Introduction

This proposal seeks to extend 42 Prince of Wales Road by demolishing the existing rear extensions and extending the lower ground and raised ground floor. The internal layout shall be modernised and external street frontage repaired and made good to match the existing context.

Site and Surroundings

The application site is situated on Prince of Wales Road NW5 3LN and comprises a three storey terrace Victorian building in residential use.

The building is not listed but is located within the Conservation Area.

1. Access

1. There is a high frequency of buses within the area with one stop within 50m of the property
2. Kentish Town underground is 8 minutes walk and Kentish town West 2 minutes walk.
3. There is no existing provision for off - street parking.

2. Design Approach

1. The proposal will aim to enhance the property through the restoration of the materials and details keeping with the character of the neighbourhood.
2. Material use throughout will be consistent with the character of the conservation area.
3. Extensions to the rear will be subservient to the principle facade of the building.

4. The new configuration and extension of the property will provide much needed modernisation and amenity space to the property
5. Any basement addition should be carefully designed to ensure it does not detract from the quality of the rear of the property.

3. Scale

1. The proposed basement extension would extend to the limit of the current closet wing which would be demolished.
2. The proposed basement extension would extend the full width of the property and be below grade.

4. Appearance

1. All materials will be in keeping with the character of the neighbourhood.
2. The rear facade will be rendered and repainted.
3. All windows will be renewed with white painted timber framed units installed throughout.
4. All windows to the main body of the building will be sash windows to match the existing.