

Design & Access Statement

51 Princess Road, London, NW1 8JS

Full Planning Application to extend the 1st floor to the rear with a studio room

1.0 Introduction

This Design & Access Statement is written in support of a planning submission for a rear 1st floor extension at no 51 Princess Road in NW1 8JS.

The building is a mid-terrace three storey Victorian residential property with basement accommodation. The basement is fully underground to the front but facing walls to the rear.

The existing site is currently occupied by the applicant.

The site is located within Primrose Hill Conservation Area.

Planning History:

- A full planning application to add a roof terrace at 1st floor level to the rear has been refused in December 2013 for the reason of overlooking and loss of privacy to the adjacent properties. Ref 2013/7197/P
- An appeal to erect an additional floor to rear closet wing of the dwelling plus a roof terrace has been dismissed in December 2013, ref APP/X5210/D/13/2209534. The reason are loss of daylight and privacy to the surrounding neighbours. The proposed development is detrimental to the character and appearance of the conservation area.

Bubble architects have been commissioned to review the recent planning history and submit a fresh new application. The proposal is to create a similar extension as the adjacent properties. The recently build adjacent 1st floor extension at no 49 Princess Road is set back from the rear external outline of the building. The proposal for 51 matches the outline of the adjacent building. By doing so, overlooking and privacy issues will be addressed. By setting back the extension, there will be no impact on the daylight/ sunlight for basement floor habitable room of no 49. Therefore all comments in previous planning applications have been addressed.

2.0 Use

The use of the building is C3 residential use.

3.0 Amount

The amount of the building is thought to be right for the site. The rear extension matches all other extensions at Princess Road within the conservation area.

4.0 Layout

A small studio room will be accessed via the half landing to the rear.

5.0 Scale

The scale of the building has taken into account the previous applications. The extension is set back and matches the adjacent buildings.

6.0 Landscaping

Landscaping is not applicable for this application.

7.0 Appearance

The proposed appearance of the building matches the existing appearance of the adjacent building. The external walls will be yellow London stock brick with white painted timber sash windows

8.0 Access

The existing internal stair will not be altered and remains as existing. The studio room will be accessed via the half landing.

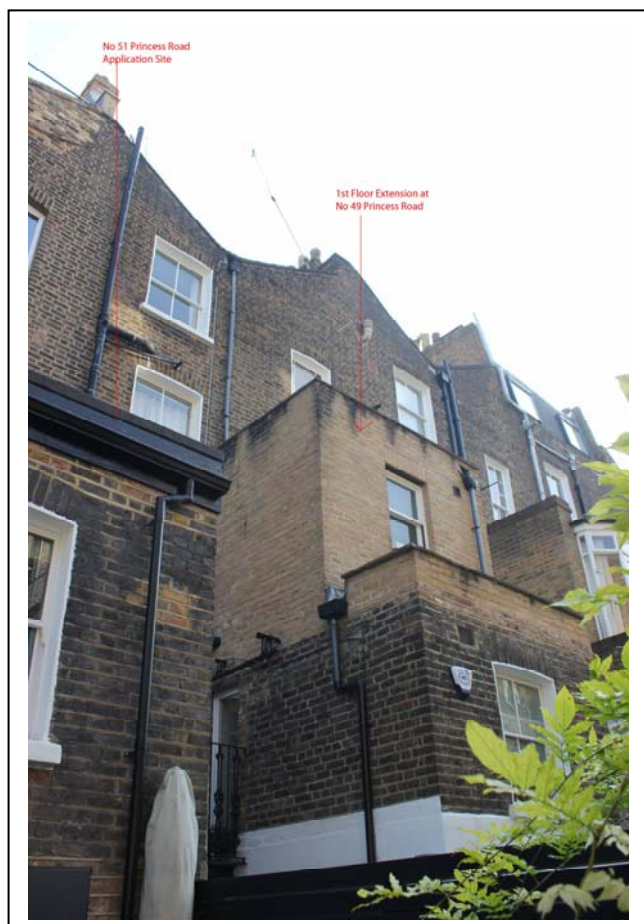


Fig 1 shows rear extension of the adjacent property.



Fig 2 shows rear extensions along Princess Road (Precedent)



Fig 3 shows rear extensions along Princess Road (Precedent)

The rear extension is matching the row of terraces and contributes positively to the appearance of the conservation area. There is no impact on the privacy or daylight/sunlight of the adjacent buildings as the extension is set back. A daylight/ sunlight report is submitted as part of this application. For that reason, we believe, should the planning application be approved.

Signed: Patricia Hickey/ Bubble Architects

Date: 09/11/15