

# **DESIGN AND ACCESS STATEMENT**

Rev 01

## **56B KING HENRY'S ROAD, LONDON NW3 3RP**

03/12/15

This statement has been prepared in support of a planning application for a three storey terraced house.

### **1- SITE DESCRIPTION**

The site forms part of a terrace of 11 houses on the north side of King Henry's Road which back on to London Overground and Network Rail railways lines.

The terrace was built in the late 1960's in a modern style as part of the Chalcot Estate development. It is constructed in London stock brick with white timber cladding, first floor balconies, aluminium framed windows and integral garages.

The address of the property is 56B King Henry's Road and is located within the London Borough of Camden.

The property is not within a conservation area.



Front Elevation



Rear Elevation

## 2- DESIGN

### a- The Use

This application does not propose a change in the use of the site.

### b- Access

Main access to the house will remain unaltered.

Access to the garden will be improved by having wider glazed doors.

### c- Scale and Appearance

The proposal seeks permission for a rear extension, which will follow the same extension's line of the neighbours (2 metres from the original house into the garden area). The ground floor rear elevation has been improved by proposing new double glazed doors which will create better views and connection to the garden.

The proposal also seeks permission for a new covered bin storage for waste and recycling at the front of the property.

#### d- Layout

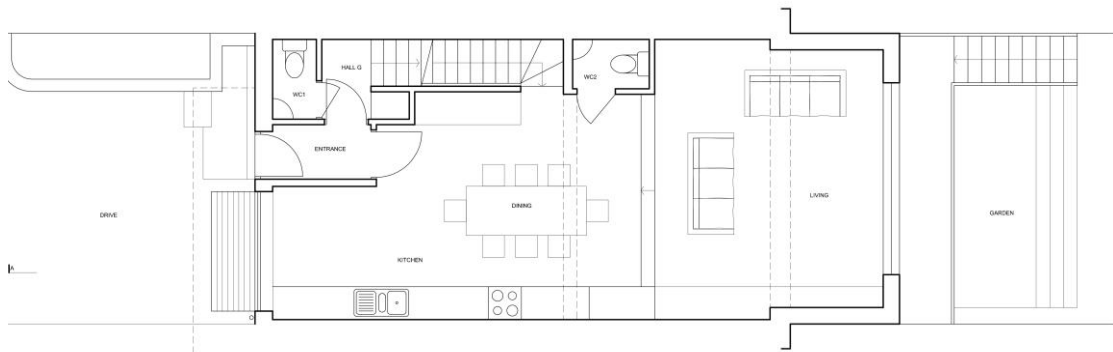
Throughout the brief for the proposed scheme, the client has placed great emphasis on functionality. All alterations were aimed to improve and optimise the usability of the existing spaces.

The new sliding doors to the rear will create a better connection from the proposed internal space to the balcony garden and will also bring more natural light into the extension.

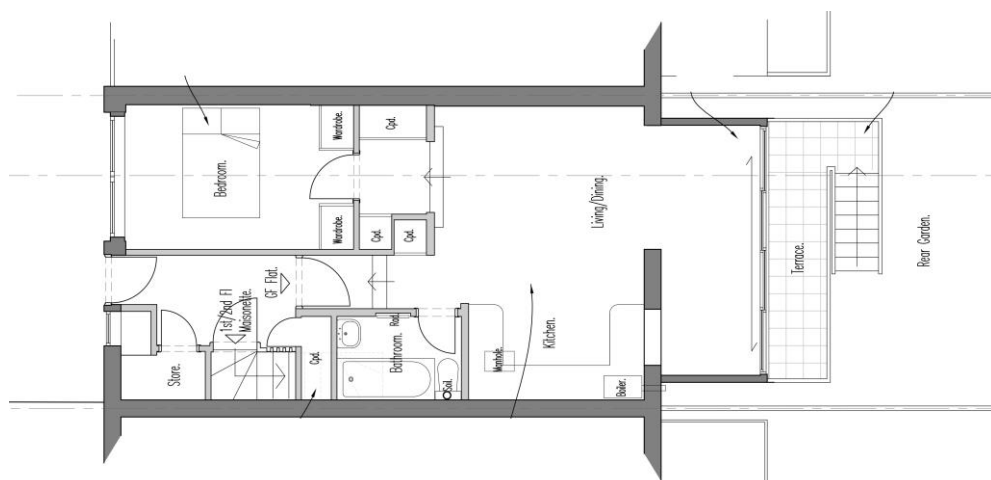
The new covered bin storage for waste and recycling provides a physical and organized space for the wheelie bins that are in general scattered in the front of the properties.

#### e- Relevant Developments in Chalcot Estate

**-No 56D King Henry's Road** received Planning permission in 2013 (App No: 2013/1639/P) for the erection of basement and rear extensions, alterations to front elevation, and alterations to the rear including replacement railings and staircase to garden.



**-No 56C King Henry's Road** received Planning permission in 2013 (App No: 2013/7400/P) for the erection of single storey rear extension at ground floor level and creation of green roof and terrace to first floor level, replacement of front ground floor door to window to residential dwelling.



### **3- CONCLUSION**

Careful consideration has been made to the final design of the volumes to be finished in high quality materials and detailing. The proposal will not affect the protrude neighboring buildings.

We believe that the proposal is in line with Camden Council guidelines and therefore is considered to preserve the amenities of the occupiers of the neighbouring properties and the character and appearance of the individual property and therefore should be granted full planning permission.