

design solutions

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DESIGN AND ACCESS STATEMENT

Revision 0

Project:

Creation of a new side extension of 2 storeys plus lower ground floor level to include accommodation for a gym, playroom, living area with rear balcony, and new en-suite bathroom all with access through to the existing dwelling with new internal doors created at lower ground, ground and first floor levels. Other external alterations to vary existing fenestration and create a new rear door at ground floor level and introduce a cast iron access stair with access down to the garden. Creation of outdoor patio area and access paths and steps to the side and rear garden

At

**8 Prince Albert Road, London,
NW1 7SR**

The Existing Building

The existing house is situated in a residential area within the Primrose Hill Conservation Area, It is a semi-detached property arranged as a single dwelling. It is a Grade II Listed stucco fronted building built in the mid 19th Century.



Existing front elevation

Proposal Description

The full planning permission and listed building consent application is submitted for:

- Proposed Lower Ground, Ground and First floor side extension.
- Proposed cast iron staircase from ground floor to rear garden
- Replacement of rear windows with single door at ground floor level and double door at lower ground floor level

The Process

- Physical Assessment

The addition of the side extension will reinstate the symmetry with 9 Prince Albert Road that has been lost since the extension to that property. The proposed has been designed

to be the same width and height as the neighbouring extension to improve the street scene.



Existing rear facade

The replacement of a window at lower ground floor level with a double door and a window at ground floor level with a single door will allow a better connection between the property and the rear garden which is currently not accessible through the rear elevation of the property.

- Social Assessment

Having in mind the scale of the proposal, we do not see any significant changes to the social context in the area. The property will remain as a single family dwelling.

- Economic Assessment

The proposed development will create jobs during the construction.

Planning Policy Assessment – Heritage Assets

The property is Grade II listed and has been assessed by a suitably qualified Heritage Consultant. Our proposal is to enhance the exterior of the building and reinstate symmetry.

Please refer to the Heritage Impact Assessment for further information.

Evaluation

Having in mind the above it is considered that the proposals are acceptable in terms of their impact on the Grade II listed building and at least preserve its architectural and historic interest as well as that of the of the Primrose Hill Conservation Area..

Design

The scheme was designed having in mind the following:

- Improve the front elevation of the property itself and the attached neighbour
- Restore heritage elements that have been lost of years of sub-standard refurbishments.

Use

The current use of the property is residential single dwelling. There will be no change to the existing C3 use status.

Amount

There will be a gain in gross internal floor area of 129m².

Layout

The Lower Ground, Ground, First and Second Floor plans will be rationalised internally to provide increased accommodation and better flowing spaces. Demolition has been kept to an absolute minimum

Scale

The scale of the property will be brought in line with its attached neighbour.

Trees & Landscape

The proposal will not affect the existing trees.

Access

- Vehicular and Transport Links
No alterations will be made to the vehicular access.
- Inclusive access
In order to minimise alterations the property will not have full inclusive access.