

August 2016

## Design and Access Statement

### Proposed Extension to Rear of Lower Ground Floor Flat, 32C Princess Road

#### **1 EXISTING BUILDING AND LOCAL AREA**

32C Princess Road is part of a Mid Victorian terrace of 4 storey properties and is inside the Primrose Hill Conservation Area. The broad road is characterised by the flat fronted Victorian villas of more or less uniform style. The area is described in Camden Council's Conservation Area Statement:

"Principal elevations are flat fronted with pairs of sash windows defining each floor and the original roof form hidden from view by a horizontal parapet. To the rear elevation, the windows are staggered in order to serve the staircase landing, and the roof form has a butterfly profile. A number of properties also have a rear closet wing to half width and part height of the main building.

Each terrace is constructed in London stock brick with decorative stucco features to the front elevation, usually painted white or cream, which serves to unify the terrace. These stucco features often include a rusticated ground floor, projecting window cills and hoods (usually to ground and first floors), moulded window surrounds, parapets and balustrades."

The works proposed are to the rear kitchen extension. This part of the building has been changed or added to on several of the neighbouring properties.

#### **2 EXISTING USE**

The building is used as private dwellings. These proposals concern the lower ground floor flat.

#### **3 DESIGN PROCESS**

The design of the proposed extension has been developed to provide the family with more internal living accommodation whilst retaining the best parts of the external garden space. Close attention has been paid to the orientation of the proposal and the sunlight it will receive. Due to the party walls that divide the garden spaces, the South side of the garden is usually in shadow. This is the area to become extra internal living space, whilst the rear end of the garden that currently receives direct sunlight is retained as external space. A new roof light over the proposed kitchen/dining area will also admit lots of sunshine throughout the day. Unfortunately the existing layout of the kitchen does not take advantage of this.

#### **4 LAYOUT**

The layout of the proposed design remains the same as the existing but with the addition of a new study/bedroom and an enlarged kitchen with enough space for a dining table. The proposal forms two new exterior spaces, a smaller courtyard and the rear garden. The courtyard space has been retained to allow both bedrooms and the bathroom direct access to sunlight and fresh air. Full height doors allow as much light as possible to enter the bedrooms and the bathroom window is to be increased in size.

It is noted that this layout is similar to the proposed layout at number 22A Princess Road, which gained Planning Permission in May 2016, although this proposal is more modest in scale and retains a full width garden space at the back of the house. (Refer to Planning Application 2016/0002/P for full details).

## **5 SCALE**

The proposed alterations is within the scale of the existing and of the adjacent properties. The roof level at the northern party wall boundary has been reduced in comparison with the existing kitchen roof to permit more light into the neighbour's property.

## **6 MATERIALS**

The extension will be constructed in materials sympathetic to the existing building fabric. London stock brick is intended for the elevations, with a green sedum roof which should be more visually appealing than the existing felt roof and help to increase the biodiversity of the area.

## **7 AREA**

The total site area is approximately 123m<sup>2</sup>. The additional internal area created will be approximately 13m<sup>2</sup>.

## **8 ACCESS**

Access to and from the site is unchanged, there is car parking directly outside the front entrance door on the street.

## **9 CONCLUSION**

The proposed extension to the dwelling has been designed to a high standard in keeping with the existing building. It is considered to be sympathetic to the property and the surrounding area and will greatly enhance the family's use of the residence.

There will be no removal of any significant original finishes / fittings / joinery elements which will ensure that there will be no loss of any significant historical fabric.