

# D E S I G N   &   A C C E S S   S T A T E M E N T

## **Proposal for a new lower ground floor rear extension & layout alterations to add a second bedroom at 26A Princess Road, Primrose Hill, NW1 8JL**

### **Location**

This property is situated in one of London's most vibrant and secluded residential areas and is in close vicinity to schools, public transport, leisure & sport facilities and Parks.

### **Existing Development**

The property is a Victorian Terrace House with a lower ground floor 1 bedroom garden flat, a 1 bedroom ground floor flat and a 3 bedroom maisonette over 1<sup>st</sup> & 2<sup>nd</sup> floor.

### **Proposed Development**

This application is for a lower ground floor rear extension to create a second bedroom involving remodelling of the entire flat layout.

There are similar existing rear extensions previously built or under construction at numbers 12, 16, 22 & 34.

Adjacent properties would not be affected by overlooking or loss of privacy.

### **Design Features**

The new rear extension will be an extension of the existing kitchen rear extension with the new roof designed as an extension of the existing roof. There will be new full height double glazing with some fixed, sliding & sliding/folding panels, all with slim line dark glazing frames to high specification.

The patio will be upgraded by a new landscape design, introducing some decking to extend the flooring from inside, and stone slabs in the wider rear part with planting areas creating a natural back drop and odour.

