

## DESIGN & ACCESS STATEMENT

The site is **No. 58 Hadley Street, Primrose Hill, London NW 1 8 TA**, a mid-Victorian Terrace dwelling of two storey located on the west side of Harley Street, a small ‘ cul-de-sac ‘ street close to Chalk Farm main road and abutting the North London Overhead Line and the near-by Kentish Town West Station.

The Property has a valley roof with a two storey Rear Wing with pitched roof and a single storey Ground Floor Rear Extension with a small Garden / Courtyard .

The site is bounded to the Rear by a High Level Railway Line.

The Property is currently in use as a single Family dwelling house [ Class C 3 ]

The Proposal will consist the construction of a Second Floor Extension to the existing Property at main roof level.

The existing Front and Rear Facades of the Property and all its existing windows and doors will remain unaltered.

## USE

The Property will remain residential under sole ownership.

## LAYOUT

The Proposed Second Floor Extension will have a 70 degrees slope Mansard roof to front and back and will be accessed from the First Floor Landing stair flights.

The Proposal will provide an additional third bedroom with an en-suite and will have two French doors over-looking Hadley Street and they will be recessed back from the existing parapet and will be in alignment with the windows below at First Floor Level.

The Rear Mansard roof will have two Velux centre pivot roof lights

The Mansard roof will be clad in grey slate to match the existing roof slates within the surrounding areas.

## SCALE

The Existing Facades will remain as per original, apart from changes to the roof profile.

1. The mansard roof of the Second Floor Extension terminates with a flat roof
2. The French doors will be set back from the sloping face of the Mansard roof, thus providing a sort of small balcony / terrace.

3. To the Rear , there are no Properties that could be affected as it abuts a railway line.
4. The Proposed Mansard roof Extension will not harm the light or outlook to the Property adjacent to No. 58 Hadley Street, given that the height of this extension is in line with that already built at No. 60 Hadley Street.
5. The Client also seeks approval for 3 to 4 No. Solar Panels to be set at an angle of 22 degrees from the horizontal and located on the flat roof and kept away from the edge of the Front Mansard roof.

#### APPEARANCE

All materials used will be in keeping to the original materials.

#### LANDSCAPING

The existing Rear garden / courtyard will remain unaltered .

#### ACCESS

General access to the Property will remain unchanged as it is an existing Property.

Access for Emergency services will be via the main Entrance doors.

All refuse, waste and recycled bins will be stored within the site boundary accessible from the front of the Property.

#### CONCLUSION

The Proposed Second Floor Extension represents an appropriate form of development in the surrounding area in the following circumstances :

- A. The size and bulk of the Proposal.
- B. There will be no issue of loss of privacy and overlooking.

The Proposed Second Floor Extension to this Property, due to its siting, size and design does not unduly affect the character and appearance of the existing Property and would not unduly affect the residential amenities of the surrounding properties having regard to Policies [ I ] GD.1, [ I ] , GD.2, [ II ], GD.3 and [ II ] H. 12 of the Unitary Development Plan.