



DESIGN AND ACCESS STATEMENT

*127 King Henrys Road
London
NW3 3RB*

On behalf of

Mrs Katzen

This statement has been prepared in support of the application for Full Planning Permission for the erection of a timber orangery to the rear of 127 King Henrys Road NW3 3RB.

127 King Henrys Road is located within the boundaries of the Elsworthy Conservation Area.

Elsworthy was designated a Conservation Area in January 1973 and later extended in 1985 and 1991.

The Conservation Area is predominantly residential and is located north of Primrose Hill.

The property is 3 storey with basement and attic and is subdivided into self-contained flats.

The application site is accessed via the drive to the front of the property.



This is a view of the rear of the property. It is proposed to demolish the existing conservatory (approved under reference PL/8804558) and replace with a timber orangery.

Design Proposal

Overall, the applicant, Mrs Katzen, aims to achieve a high standard of design and the following considerations have been taken into account:-

Location - The siting of the proposal is to the rear of the property in an enclosed large garden. The private curtilage extends to 450 square metres.

Size - The overall dimensions of the proposal are as follows:-

The proposed garden room will have a maximum projection of 5 metres and a width of 5.6 metres.

Materials

Existing

Walls – Brick

Roof – Tiled

Doors and Windows – Timber

Proposed

Walls – Brick to match

Roof – Flat roof incorporating a glazed lantern roof light

Doors and Windows – Timber – Farrow and Ball Savage Ground

Landscaping – There are no proposed landscaping works with regards to this application.

Access – The property is in an accessible location by foot or road.

As the owners of this property our client is keen to make certain changes to enhance their enjoyment of this area. Mrs Katzen wanted to ensure that when the work is completed, the finished project must be both high quality and allowing light into the existing area. The applicant is keen to avoid having a structure that did not respect & reflect the current building design. It was also important to design a structure that would have the minimum impact upon the adjoining neighbour's. In conclusion I feel that their brief has been fully met.