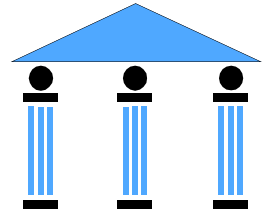


STEPHEN WAX



Architecture . Planning . Project Management . Refurbishment . Development

DESIGN & ACCESS STATEMENT

for

21 Princess Road, London, NW1 8JR

Ground Floor and Lower Ground Floor Rear Extensions



SEPTEMBER 2016

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1. **Summary of Proposal**

- To split the existing double storey space into a Lower Ground Residential Flat with a self-contained Ground floor Office above.
- To extend the ground and first floors with rear extensions.

2. **Enclosed Drawings**

SW276/00 Location Plan

SW276/01 Block Plan

SW276/10 Existing Plans

SW276/12 Existing Elevations

SW276/20 Proposed Plans

Rev A

SW276/22 Proposed Elevations

Rev A

SW276/25 Proposed Sections

3. **Location and Existing Streetscape**

The property is located within the Primrose Hill Conservation Area (Sub Area Two). It is not a listed building or locally listed building.

The front of the property faces Princess Road, a principal road in the area, characterised by uniform painted brick with decorative stucco features and wide pavements.



Typical Princess Road Streetscape

The rear of the property faces Calvert Street, which is characterised by simpler more utilitarian streetscape. The existing rear terrace elevations are plane face brick painted elevations and exposed services. Many of the properties including the properties on either side of No. 21 have either lower ground or both lower ground and ground floor extensions. Most of the properties have off street parking.



View on to the Rear of 21 Princess Road



Street View down Calvert Road looking towards 21 Princess Road

4. **The Existing Property**

21 Princess Road is a mid-Victorian 4 storey solid masonry property, with an existing poor quality lower ground floor rear extension.

- The ground floor is currently designated as office use with access via the door closest to number 23, on Princess Road.
- The lower ground floor has a permitted change of use to residential (Class C3) as per planning Application 2016/0885/P.

There is currently parking space for two cars to the rear of the property. The quality of the existing external space facing onto Calvert Street is poor. The ground finish is rough concrete slab, the boundary walls are in poor condition and the external space bears no relationship to the inside spaces.



Existing External Spaces (rear to Calvert Street)

5. The Proposal

The proposal involves splitting the existing 2 storeys into a lower ground floor flat with a self-contained ground floor office above. The new lower ground floor flat will be accessed from Calvert Street. The entrance to the office and the 2nd and 3rd floors remain unaltered, each with their own separate front entrances in Princess Road.

Lower Ground Flat

The cramped dark spaces to the lower ground has been rationalised to provide a well laid out residential flat. Service areas/auxiliary spaces are located in the centre of the flat where light is restricted while habitable rooms are placed at the perimeters where they can enjoy natural light.

This is achieved in part by demolishing non-compliant lower ground floor extension and the erection of a new rear extension. The net gain to lower ground floor is 13.9 sq.m.

A relationship between the interior space and rear driveway is created by the formation of a small urban patio, accessible via 3 steps. Parking space for 1 car is provided.

Disabled access is provided from the rear affording vehicle parking close to the flat with only 3 steps into the property which is at a single level. This is hugely improved from the current situation.

Ground Floor Office

The net usable office space is increased by the removal of the indoor staircase together with small rear extension across part of the width of the property. The net gain to the ground floor is 10.23 sq.m.

Parking space for 1 car is provided.

Access to the Ground floor from Princess Road remains unaltered allowing for disabled access.



Existing Rear Elevation

6. **Relationship of Proposal to the Street Scene**

- There is no impact on Princess Road other than the installation of a grille in the front façade. This is to allow for ventilation of the Lower Ground Floor bedrooms. No mechanical devices will be visible in Princess Road front elevation.
- The rear extension, in accordance with Camden's Planning Guidance- Design (Section 4), reads as subsidiary to the existing built form. The scale of the rear extension is proportionate to the scale of neighbouring extensions and has been designed so as not to infringe the neighbouring properties right to light.
- No new or enlarged windows impact adversely on neighbouring properties privacy
- The new rear windows to the Ground floor match the existing in both proportion and materials. Likewise the new external walls are painted masonry to match existing.
- The proposal introduces a small urban garden in the rear patio benefitting the lower ground flat, where previously there was none.

7. **Conclusion**

The proposed alterations and extension to the property have been designed to a high standard in keeping with the existing building and will not impact adversely the neighbouring properties.

It is considered to be sympathetic to the property and the surrounding areas. *There will be no removal of any significant external historical features.* The proposal will positively contribute to the streetscape of Calvert Street through the upgrading and refurbishment of the existing external space including the introduction of a rear patio.