

**design solutions**

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**DESIGN AND ACCESS STATEMENT  
Revision 01**

**Project:**

Erection of one storey side extension with new internal door between the proposed extension and original dwelling at lower ground floor; replacement of an existing window with new doors and blocking up of another window at rear lower ground floor. Creation of a new single door opening to the side of the rear wing at ground floor level; installation of new staircase from ground floor to garden level; and creation of new steps to the side and rear garden. Removal of existing marble front entrance steps and replacement with limestone steps

**At**

**8 Prince Albert Road, London,  
NW1 7SR**

## The Existing Building

The existing house is situated in a residential area within the Primrose Hill Conservation Area, It is a semi-detached property arranged as a single dwelling. It is a Grade II Listed stucco fronted building built in the mid 19<sup>th</sup> Century.



Existing front elevation

## Proposal Description

The planning permission and listed building consent application is submitted for:

- Proposed Lower Ground floor side extension.
- Proposed staircase from ground floor to rear garden with new single doorway for access
- Replacement of rear window with single door
- Rear window to be removed and blocked up
- Removal of garden walls retaining walls and garden steps

## The Process

- Physical Assessment

The proposed side extension has been designed to be in keeping with the current architectural language of the building without detracting from the existing. The proposed has been designed to be the same width as the neighbouring extension to improve the street scene.



Existing rear facade

The replacement of a window at lower ground floor level with a single will allow a better connection between the property and the rear garden which is currently not accessible through the rear elevation of the property.

- Social Assessment

Having in mind the scale of the proposal, we do not see any significant changes to the social context in the area. The property will remain as a single family dwelling.

- Economic Assessment

The proposed development will create jobs during the construction.

### **Planning Policy Assessment – Heritage Assets**

The property is Grade II listed and has been assessed by a suitably qualified Heritage Consultant.

Please refer to the Heritage Impact Assessment for further information.

## Evaluation

Having in mind the above it is considered that the proposals are acceptable in terms of their impact on the Grade II listed building and at least preserve its architectural and historic interest as well as that of the Primrose Hill Conservation Area..

## Design

The scheme was designed having in mind the following:

- Provide additional living space with minimal impact on the front
- Improve connection between the house and the garden

## Use

The current use of the property is residential single dwelling. There will be no change to the existing C3 use status.

## Amount

There will be a gain in gross internal floor area of 33m<sup>2</sup>.

## Layout

The Lower Ground plan will be rationalised internally to provide increased accommodation and better flowing spaces. Demolition has been kept to an absolute minimum

## Scale

The width of the property will be brought in line with its attached neighbour.

## Trees & Landscape

The proposal will not affect the existing trees. Please refer to the Arboricultural Impact Assessment

## Access

- Vehicular and Transport Links

No alterations will be made to the vehicular access.

- Inclusive access

In order to minimise alterations the property will not have full inclusive access.