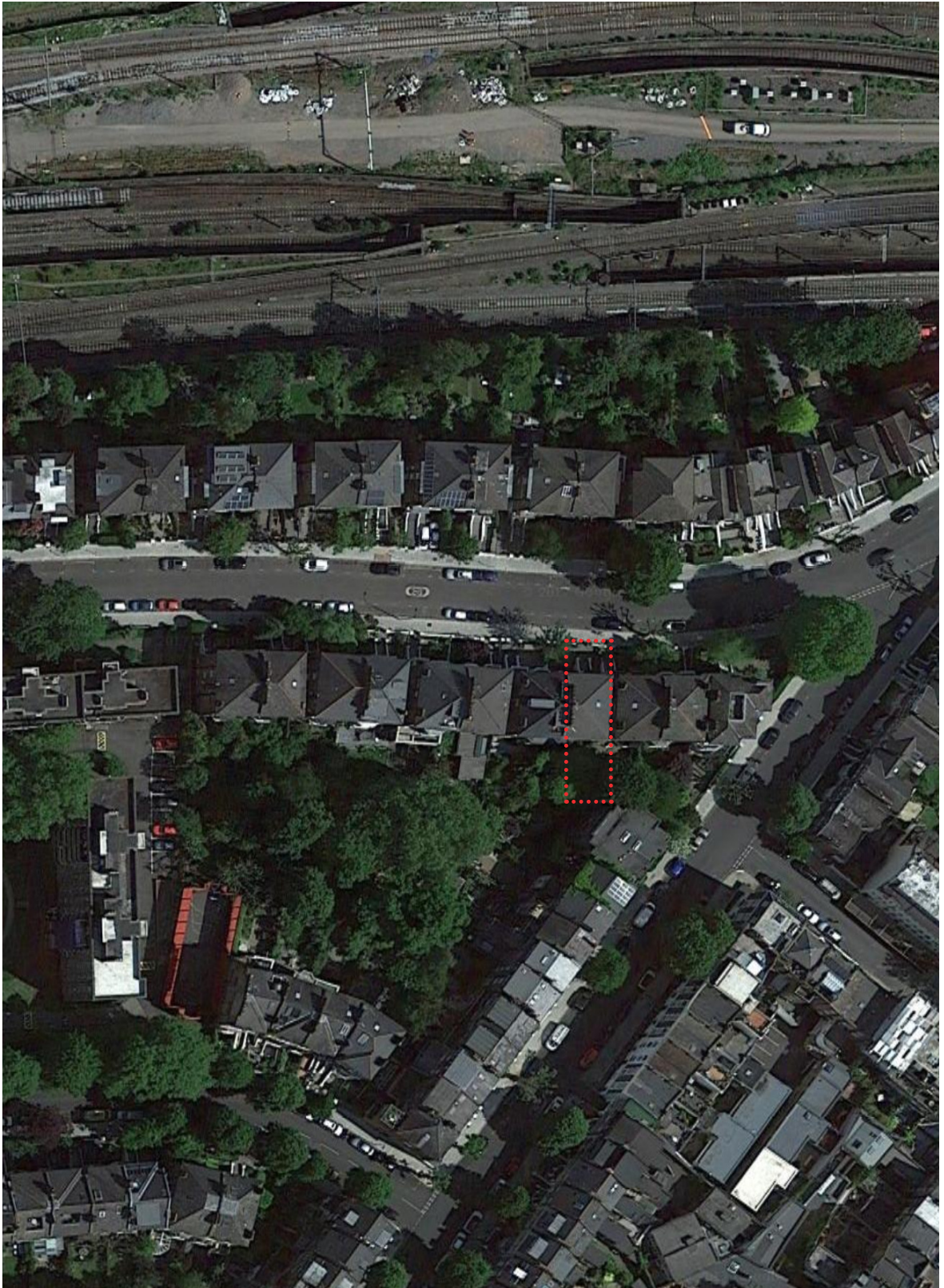


Design and access statement
For external alterations and the erection of a garden room.
35 King Henry's Road, Raised Ground Floor, London NW3 3QR

May 2017

Site and Location



Aerial Photograph of Site
Source: Google Maps



Aerial Photograph from North
Source: Google Maps



Aerial Photograph from South
Source: Google Maps

1.0 Site and Existing Building

1.1

The property is semi-detached Victorian townhouse in yellow stock brick. The ground floor has a white painted stucco frontage, a Corinthian porch and tripartite bay window. The building was constructed during the 1860s.

1.2

The property has three storeys and a basement level. The house is currently arranged as four flats. The front of the property faces north on to King Henry's Road.

1.3

This application relates to the raised ground floor flat of no. 35 King Henry's Road and the rear garden.

2.0 Relevant Planning History and Policy

2.1

Reference H9/13/19/33524. Planning permission was granted 17.02.1982 for the retention of two self-contained dwelling units on the first and second floors.

2.2

Reference H9/13/19/36469. Planning permission was granted 09.08.1983 for the construction of a balcony and access stair from the rear of the ground floor flat.

2.3

The property is not in a conservation area.

2.4

There is a group tree preservation order (Ref: C432 2004) in place relevant to the rear garden of 35 King Henry's Road (an application to carry out work on trees in the rear garden will be made separately).

3.0 Description of Proposed Alterations

3.1

This application relates to external alterations including the enlargement of the rear window in the existing flank wall extension, the erection of a garden room, refurbishment of the rear balcony and the replacement of the rear garden steps. General like for like repairs will be made to the existing sash windows.

3.2

The applicant wishes to enlarge the rear facing window opening in the non-original side extension.

3.3

A garden room is proposed in the south west corner of the garden next to the property boundary.

3.4

The height of the garden room measures 2.5m to the roof. The footprint of the garden room (8m²) represents 7% of the total rear garden floor area (93m²) and 14% of the rear garden area owned by the applicant (57m²).

3.5

The garden building will not be used as living accommodation.

3.6

In accordance with CPG1 the garden room has been sited in the corner of the garden in order to have minimal visual impact on the rest of the outdoor space. The garden room meets all of the conditions outlined in the permitted development requirements for outbuildings.

3.7

The refurbishment of the existing rear timber deck is proposed and a new painted timber stair to replace the existing is required. Painted timber posts are proposed to the upper deck area in order to install a trellis.

3.8

The existing sash windows to the front and rear of the property will be refurbished

3.9

General internal refurbishment will be carried out as part of these works which are not subject to planning approval. Internal alterations comprise small adjustments to the existing rooms and where possible retention and refurbishment of existing original features or where this is not possible, suitable replacements.

3.10

The alterations will conform to Building Regulations.

4.0 Access

4.1

No change to the access in to the building is proposed.

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Existing Photographs



35 King Henry's Road front



Existing Deck and Stair (serving rear garden)



Existing Deck and Stair (serving rear garden)



Existing Rear Garden (proposed location of garden room)