

47 Princess Road, London NW1 8JS
Proposed rear Lower Ground and Ground Floor infill extension

Design and Access Statement

1. Existing House

Four storey flat fronted dwelling house built about 1840 and within the Primrose Hill Conservation Area (designated 01/10/1971)

2. Description

- a) **Front Elevation to Princess Road:** Ground and Lower Ground rendered and coursed. Narrow 'area' giving access to pavement vaults. Upper two floors in stock facing brick with rendered surrounds to windows and cast iron cill grilles to the windows at first floor level. Sash windows divided into 3 pane widths (probably not original). Upper cornice removed and wall rendered flat in common with many others. Wrought iron railings at ground floor level. Narrow front door with top light.
- b) **Rear Elevation:** Generally stock facing bricks with 2 pane width sash windows at upper levels. Later 3 storey brick extension, granted consent 1967, with inappropriate tripartite casement windows at lower ground and ground floor levels and a fully glazed loggia at first floor level giving access onto a flat roof.

3. The Proposal

- a) **Lower ground floor rear extension inset and confined to the area set by the rear wall to number 49 and set back from the line of the later extension:** Glazed double doors give access onto the garden and similar doors would be inserted within the original extension to match. Internally the area would be opened up by the removal of walls to form a new sitting room and dining area with the kitchen relocated to the Princess Street end.
- b) **Ground floor rear extension:** Small insert area set back from the line of the lower ground floor extension to form a study area with a small 1 metre deep terrace enclosed by an obscured glass balustrade. Glazed double door give access onto the terrace.

4. Access

There are no changes to pedestrian or vehicular access arrangements.

5. Submission

The proposed extension is of limited scale and fully constrained within the existing indent and set behind the back line of the earlier 3-storey extension. The construction elements including brick, simple door configurations and massing to retain the small domestic scale and help to relieve the impact of the earlier extension.