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**Planning Statement for
Householder Planning Submission**

**35a King Henry's Road, Primrose
Hill, NW3 3QR**

17th July 2017



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1.0 Introduction

CW2 Architects have been appointed by Jennifer Hildreth for a rear extension and internal refurbishment to a Victorian semi detached villa. It is proposed to build on the footprint below the existing aging timber balcony of the flat above which currently overshadows the window of the rear bedroom, and to extend in line with the side wall of the existing building. The proposed timber stairs and new ballustrade to balcony would be in compliance with current building regulations and make the area safe for use for the residents of 35B (including a young child).

The extension and internal refurbishment is to create a more spacious kitchen / dining area and improve the quality of light in the lower ground floor flat. The proposal also incorporates lowering the floor level underneath the stairs at the front of the building, insulating and waterproofing to turn a currently damp and cold unused space into an ensuite bathroom.

The proposed landscaping to the side and the rear allow improved and safer access to the property for visiting elderly parents. The existing landscape to the rear currently slopes towards the house which has allowed water ingress to the property, the proposed landscaping will slope towards the garden.

The project also includes removing the existing timber windows (not original to the building) and replacing these with more thermally efficient timber windows.

The building is not listed and is not in a Conservation Area.

The extension works proposed affect only the rear and side elevations, and other than the resurfacing and small window to the understairs area, cannot be seen from the street. There is minimal impact from the rear due to the form being mainly below the existing balcony.

Both the extension and understairs area are designed to meet the latest thermal performance requirement noted in Building Control Part L1B Conservation and fuel and power in existing dwellings.

Crime prevention is built into the design, with the doors and windows being Part Q compliant.

A full Design and Access Statement is not required for householder development and the extension does not exceed 100sqm. It is included as a design supporting document to accompany the drawings.



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2.0 Planning Precedents

Several houses along King Henry's Road have had planning permission granted for similar or larger extensions to the rear of the property or under stairs including:

- No. 31. Reference no: 2013/3818/P

Permission granted for a large rear extension with large areas of contemporary glazing and zinc roof

- No. 39. Reference no: PEX0300017

Permission granted for a large lower ground floor extension including the removal of the existing bay window

- No. 45. Reference no: H9/13/15/32395

Permission granted for a suspended single storey glazed conservatory to rear of upper ground floor

- No. 20. Reference no: 2010/4553/P

Permission granted for a new bathroom underneath the front stairs

The balcony to the upper ground floor flat of no.35 was granted planning permission, reference: H9/13/19/36469



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3.0 Photographs of Existing Elevations

The photos below demonstrate the existing front and rear elevations.

Please see existing and proposed elevation drawings for further details.



Front Elevation (lower ground floor flat not visible)



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Side Elevation



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Rear Elevation



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4.0 Use	There is no change of use. The extension will continue to be part of the residential dwelling.	
5.0 Conservation Area Status	The building is not listed or in a conservation area.	
6.0 Massing	The height of the brickwork of the line of the detailing in the adjacent bay window. The height of the metal balustrade matches the existing balcony.	
7.0 Materials	It is proposed keep the materials simple to complement the existing Victorian villa. The rear extension will be clad in a light coloured brick mix. White timber framed windows are in keeping with the character of the villa.	
8.0 Access	Access to the building will be improved with regraded stairs to the side of the property which lead to the entrance. A handrail to the side of these stairs is also proposed.	
9.0 Tree Statement	There is a Japanese Maple tree in the garden of 35B. This tree is not under a TPO. Details on the ways in which impact on existing trees has been avoided is included in the attached arboricultural appraisal report and tree protection plan.	
10.0 Supporting drawings	018_001	Location Plan @ 1:1250
	018_002	Existing Site Plan @ 1:100
	018_003	Existing Lower Ground Floor Plan @ 1:50
	018_004	Existing Balcony Floor Plan @ 1:50
	018_005	Existing Front and Side Elevations @ 1:100
	018_006	Existing Rear Elevation and Section AA @ 1:100
	018_101	Proposed Site Plan @ 1:100
	018_102	Proposed Lower Ground Floor Plan @ 1:50
	018_103	Proposed Balcony Floor Plan @ 1:50
	018_104	Proposed Front and Side Elevations @ 1:100
	018_105	Proposed Rear Elevation and Section AA @ 1:100
11.0 Other requirements	Flood Risk Assessment. The site is not within a flood risk zone.	