

DESIGN AND ACCESS STATEMENT

FLAT 1, 42 PRIMROSE GARDENS, LONDON, NW3 4TP

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This document has been produced to support a Planning Application for the proposed refurbishment of the lower ground and upper ground floors of Flat 1 at 42 Primrose Gardens.

CONTEXT

42 Primrose Gardens is a five storey Victorian terraced property located within the Belsize Conservation Area. The building is part of a long row of terraced houses forming a crescent onto Primrose Gardens. The property is currently divided into three flats, of which the applicant owns the bottom duplex flat with a rear garden and a flat 2, while the top duplex flat has a separate owner. This application relates to the lower and upper ground floor 2-bedroom duplex, known as Flat 1.

The upper ground floor of Flat 1 accommodates the living space and has direct access onto a large timber deck with stairs leading to the garden area. Two bedrooms and a study can be found at lower ground floor level, with a timber conservatory extending 3m off the rear and providing access into the generous private garden.



Site Location Plan



Bird's Eye View of Primrose Gardens

USE

The residential C3 use of the building will remain as existing.

AMOUNT

At lower ground floor, the proposal seeks to replace the existing conservatory and build a 3m deep, full width, single storey rear extension in matching brickwork. At ground level, a single storey (1m deep) bay window is proposed in matching brickwork.

LAYOUT

The lower ground floor extension will increase the room sizes of bedrooms and allow for the creation of an additional single bedroom. The upper ground floor extension will provide additional living space, and reconstruct stepped access to the garden against the boundary with no.44. The reduction on the amount of terracing will improve privacy for neighbouring properties.

SCALE

The proposed full width rear extension at lower ground will be 3m deep. The property shares high boundary walls and trellises with its neighbours, which will result in the extension having a minimal visual impact on neighbouring properties. The staircase will be set back and built against the existing extension wall, thereby reducing minimal impact on No. 44 Primrose Garden's amenity.

Bay windows of the scale proposed are a common feature along Primrose Gardens, and this new addition will therefore be in keeping with the character of the street.

APPEARANCE

The proposal will replace the existing conservatory and terrace, which currently make a negative contribution on the conservation area, with a traditionally designed and detailed extension. The use of high quality matching materials that complement the host building will help ensure the additions are sensitive and subservient. Altogether, the improvements to the rear elevation will significantly enhance the appearance of the property and preserve and enhance the wider conservation area.

CONCLUSION

The entire design has been carefully considered to make a positive contribution to the appearance, character, quality and local distinctiveness of the historic environment. We believe that this sensitive design, paired with the careful use of traditional detailing and materials should provide a welcome positive contribution to the conservation area. Overall, the proposed scheme will result in better sized family flat which will make a positive contribution to the Borough's housing stock.