

19 : 12 : 2017

Design and Access Statement:  
Flat 3, 13 Princess Road, London NW1 8JR

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## O1 : Design

This Design and Access Statement has been prepared in support of an application for Householder planning permission for proposed removal and replacement of full height window at first floor level to the rear of the dwelling with french doors and the installation of a small balcony and metal balustrade at Flat 3, 13 Princess Road, London NW1 8JR which lies within the Primrose Hill Conservation Area.

There is to be no change to the size of the existing opening.

**Use:** The replacement of the partially openable full height window with full height french doors and a small balcony with metal balustrade. The french doors open outwards due to the tight existing kitchen space, they will also will give a more open and bright feel to the kitchen area.

**Amount:** The proposed window is is to fit the existing window opening. There is to be no change to the size of the existing opening.

**Layout:** The alteration will make no change to the usable floor area on the first floor.

**Scale:** The proposed window is is to fit the existing window opening. The proposed balcony will be minimal and would be large enough to accommodate the opening of the french doors.

**Landscaping:** There will be no change to existing landscaping.

**Appearance:** The proposed french doors will be similar to the existing windows. The general appearance will be similar to the existing, with the addition of a small balcony, which will have a black painted metal balustrade, similar to surrounding properties in the area.

Access to the building will remain as currently exists from Princess Road.

## O2 : Access

# HONE :

Unit 5, Albion Buildings  
1 Back Hill  
London EC1R 5EN  
T 020 7833 9947

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### 03 : Site photographs

Flat 3, 13 Princess Road



View of front of 13 Princess Road

Flat 3, 13 Princess Road



View of rear of 13 Princess Road