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**DESIGN AND ACCESS STATEMENT
Revision 1**

Project:

S73 variation to extant planning permission ref. 2017/1867/P and new application for listed building consent with minor alterations

**At
8 Prince Albert Road, London,
NW1 7SR**

25 January 2018

The Existing Building

The existing house is situated in a residential area within the Primrose Hill Conservation Area, It is a semi-detached property arranged as a single dwelling. It is a Grade II Listed stucco fronted building built in the mid 19th Century.



Existing front elevation

Proposal Description

The S73 variation to the extant planning permission ref. 2017/1867/P:

“Variation of condition 3 of planning permission approved on 23/05/2017 under Ref: 2017/1867/P for the erection of single storey side extension, and other external alterations including variations to windows and doors, and alterations to the rear landscaping and side steps; itself a variation of condition 3 of planning permission approved on 26/07/2016 under Ref. 2016/2700/P; namely to incorporate alterations to the proposed internal layouts of the building substantially previously approved on 15/04/2016 under Ref. 2016/0930/L, but with minor variations to the approved layouts and details of lower ground, ground, first, second and third floor levels.”

and separate consolidated listed building consent application with minor alterations is submitted for:

Erection of single storey side extension with front lightwell and railings; erection of staircase to rear elevation; installation of new doors to rear elevations; replace marble front entrance steps with limestone; and replacement fanlight above door (as approved under 2017/1868/L on 23 May 2017). Internal alterations comprising removal, replacement, blocking and moving of doors, demolition of partition walls, creation of new access doors at ground and lower ground floor levels, new partition walls and new openings between rooms (with minor variations from approved under 2016/0930/L on 15 April 2016).

The Process

- Physical Assessment

The proposed side extension has been designed to be in keeping with the current architectural language of the building without detracting from the existing. The proposed has been designed to be the same width as the neighbouring extension to improve the street scene.



Existing rear facade

The replacement of a window at lower ground floor level with a single door will allow a better connection between the property and the rear garden which is currently not accessible through the rear elevation of the property.

Internally, demolition will be kept to a minimum but will facilitate the rationalisation of the interior spaces.

- Social Assessment

Having in mind the scale of the proposal, we do not see any significant changes to the social context in the area. The property will remain as a single family dwelling.

- Economic Assessment

The proposed development will create jobs during the construction.

Planning Policy Assessment – Heritage Assets

The property is Grade II listed and has been assessed by a suitably qualified Heritage Consultant. Our proposal is to enhance the exterior of the building and reinstate symmetry.

Please refer to the Heritage Impact Assessment for further information.

Evaluation

Having in mind the above it is considered that the proposals are acceptable in terms of their impact on the Grade II listed building and at least preserve its architectural and historic interest as well as that of the Primrose Hill Conservation Area..

Design

The scheme was designed having in mind the following:

- Provide additional living space with minimal impact on the front
- Improve connection between the house and the garden
- Improve the access / circulation throughout the property

Use

The current use of the property is residential single dwelling. There will be no change to the existing C3 use status.

Amount

There will be a gain in gross internal floor area of 33m².

Layout

The Lower Ground, Ground, First and Second Floor plans will be rationalised internally to provide increased accommodation and better flowing spaces. Demolition has been kept to an absolute minimum

Scale

The width of the property will be brought in line with its attached neighbour.

Trees & Landscape

The proposal will not affect the existing trees.

Access

- Vehicular and Transport Links
 - No alterations will be made to the vehicular access.
- Inclusive access
 - In order to minimise alterations the property will not have full inclusive access.