

**DESIGN & ACCESS STATEMENT FOR  
2 PRINCE ARTHUR ROAD, LONDON, NW3 6AU**

**Existing**

No. 2 Prince Arthur Road is a single family house located within the Fitzjohns Netherhall Conservation Area. The house is not statutory listed and there is no evidence of a local listing.

Its neighbour (No. 2A) is Grade II listed. Historic England website describes the building and its interior. However, the garden wall between 2A and No. 2, of which we propose to alter, is not listed.

**Proposed**

No. 2 has an existing ground level single storey entrance porch to the side of the house. This received planning permission in 1969 when the house was split into flats. The property is now one single family house and the entrance porch is used as the main assess, as opposed to the steep stairs up to 1st floor level.

The porch is of poor construction, allows no light into the space, and is up against a tall garden wall that is leaning into the site.

The proposed works are as follows:

- 1)- Replace existing entrance porch with new version.
- 2)- Increase part of garden wall in height to allow new glazed roof to allow for proper lead flashed and waterproofing.
- 3)- Install new timber wall on top of the entrance porch to match existing (to maintain house security).
- 4)- Lower cill to existing window on gable elevation, window width increased.
- 5)- Lower head & cill to existing window on gable elevation. Other window bricked up.
- 6)- Carry out minor internal floor plan alterations.
- 7)- Lower cill height to rear elevation window. Window width increased.

**Materials-** Refer to notes in 300 drawing series.

**Parking / Access-** Neither are altered by the proposal.

Revision:
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	scales gunn design LTD	6 North Grove London N6 4SL t: 020 8341 9605 m: 07900 491 428	Date: 31st May 2018	Drawn/checked: dg /
	Project: 2 Prince Arthur Road	Client: Stott	Scale: as indicated	@A3
	Drg. Title: Site Location Plan / Block Plan	PLANNING DRAWING		
No. PRCE -P- 001			Rev.	-





2 PRINCE ARTHUR ROAD FRONT ELEVATION



EXISTING GROUND FLOOR FRONT DOOR TO FRONT ELEVATION

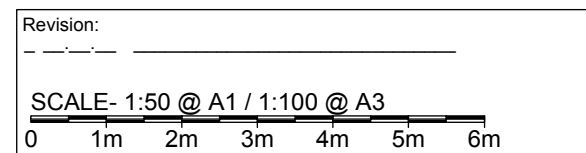
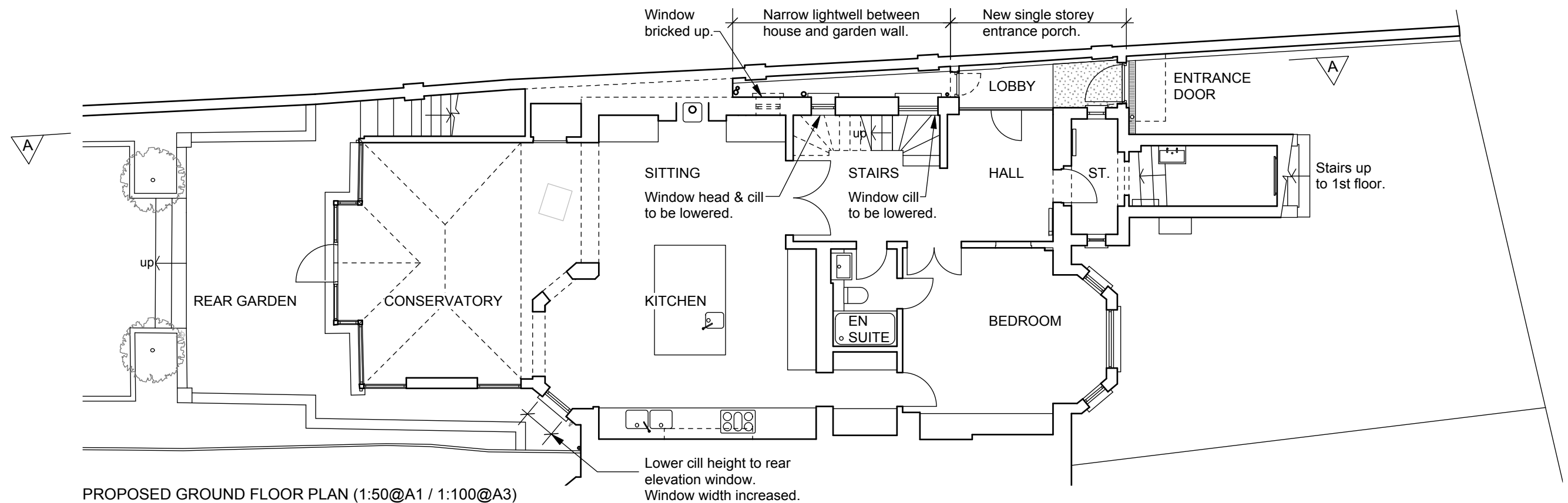
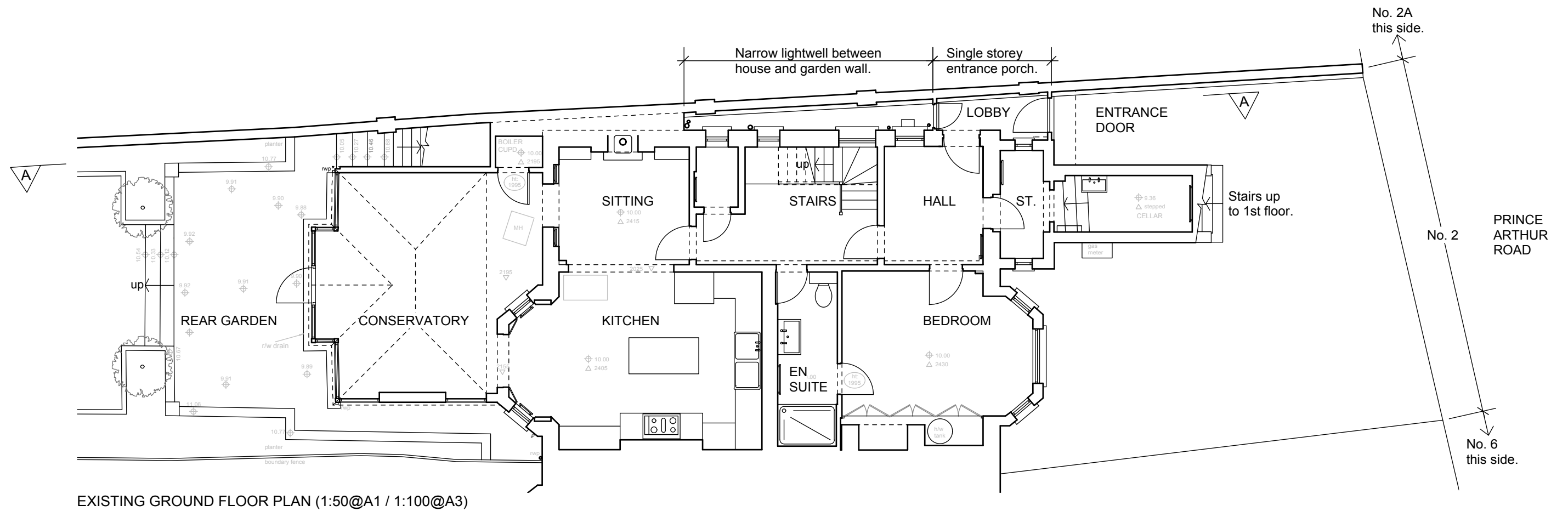


WINDOW TO REAR ELEVATION TO BE ALTERED

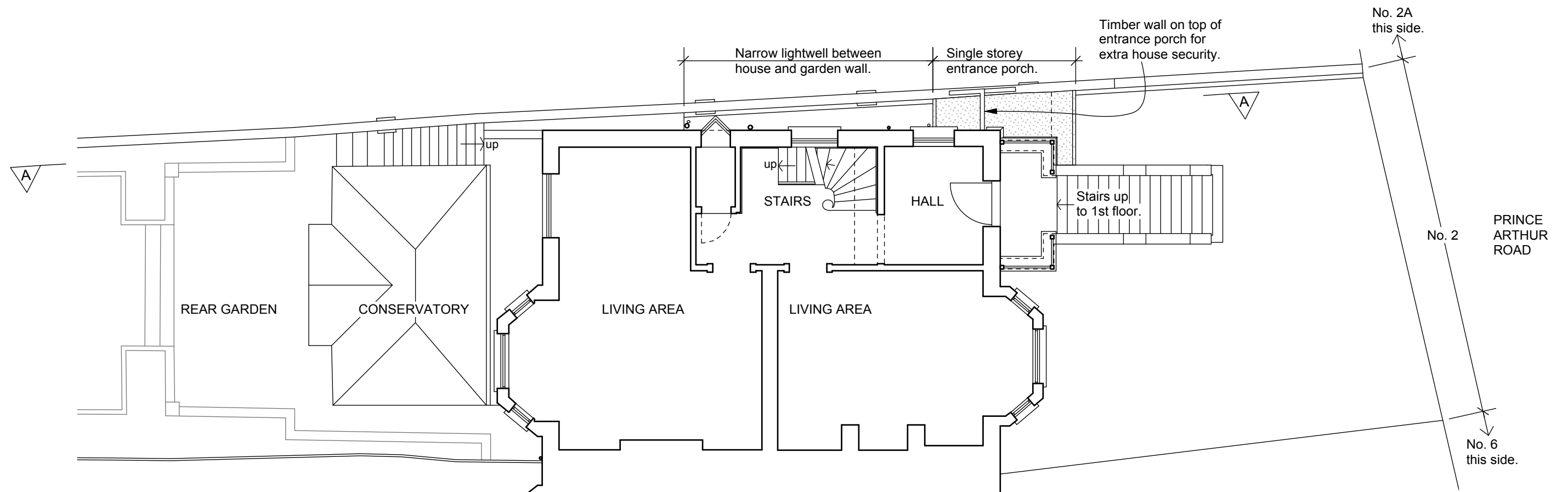
Revision:
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	Project: 2 Prince Arthur Road	PLANNING DRAWING	
	Drg. Title: Site Photos	No. PRICE -P- 002	Rev. -

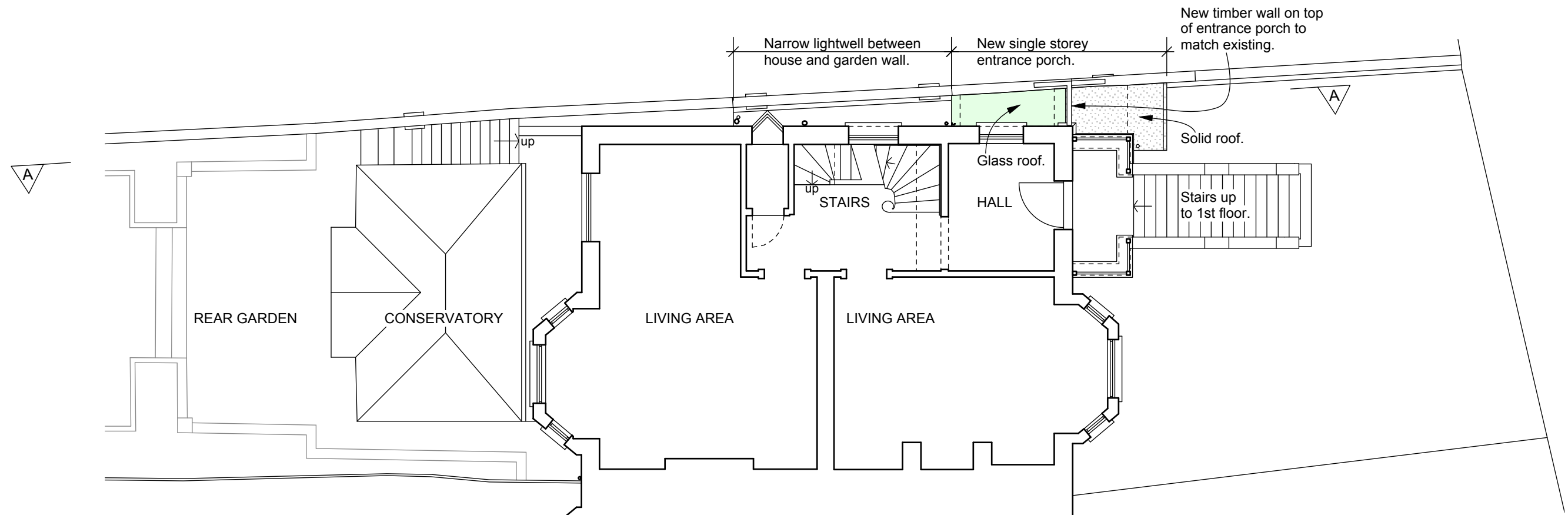




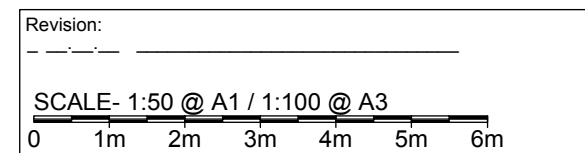
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	Project: 2 Prince Arthur Road	<b>PLANNING DRAWING</b>		
	Drg. Title: Existing & Proposed Ground Floor Plan	No. <b>PRCE -P- 101</b>		
			Rev. -	



EXISTING FIRST FLOOR PLAN  
WITH PORCH ROOF PLAN (1:50@A1 / 1:100@A3)



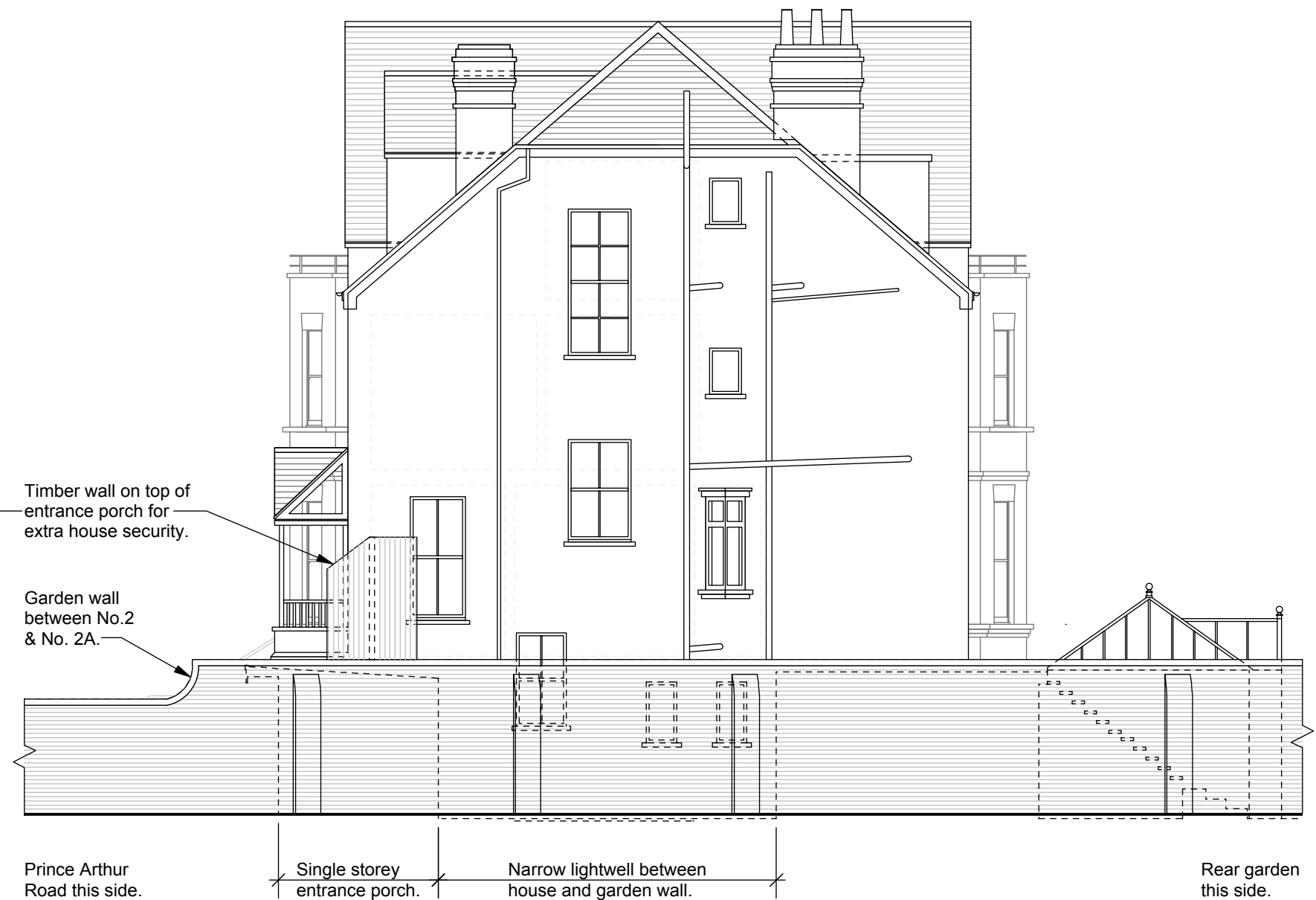
PROPOSED FIRST FLOOR PLAN  
WITH PORCH ROOF PLAN (1:50@A1 / 1:100@A3)



	scales gunn design LTD	6 North Grove London N6 4SL t: 020 8341 9605 m: 07900 491 428	Date: 17th April 2018 Client: Stott	Drawn/checked: dg / ____ Scale: 1:50@A3 / 1:100@A3
	Project: 2 Prince Arthur Road	PLANNING DRAWING		
	Drg. Title: Existing & Proposed 1st Floor Plan	No. PRCE -P- 102		
		Rev. -		



EXISTING FRONT ELEVATION (1:50@A1 / 1:100@A3)



EXISTING SIDE ELEVATION (1:50@A1 / 1:100@A3)

Revision:
SCALE- 1:50 @ A1 / 1:100 @ A3
0 1m 2m 3m 4m 5m 6m

scales gunn design LTD	6 North Grove London N6 4SL t: 020 8341 9605 m: 07900 491 428	Date: 17th April 2018 Client: Stott	Drawn/checked: dg / Scale: 1:50@A3 / 1:100@A3
Project: 2 Prince Arthur Road	PLANNING DRAWING		
Drg. Title: Existing Front & Gable Elevation	No. PRICE -P- 200	Rev.	-

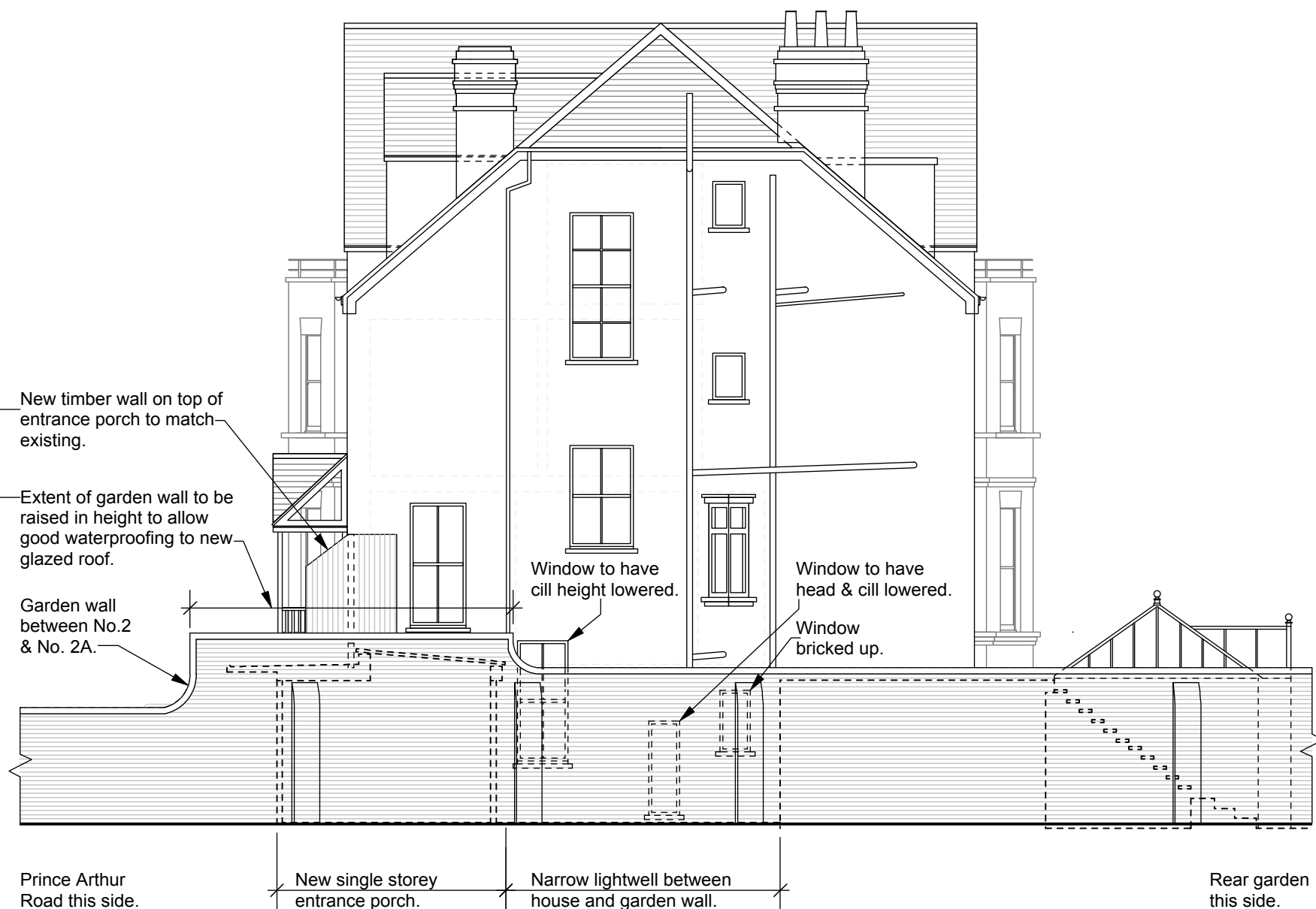
No. 6  
this side.

No. 2 Prince Arthur Road.

No. 2A  
this side.



PROPOSED FRONT ELEVATION (1:50@A1 / 1:100@A3)



PROPOSED SIDE ELEVATION (1:50@A1 / 1:100@A3)

Revision:  
A:10.08.18- Make edge of canopy slimmer.

SCALE- 1:50 @ A1 / 1:100 @ A3

0 1m 2m 3m 4m 5m 6m

scales  
gunn design LTD 6 North Grove London N6 4SL  
t: 020 8341 9605 m: 07900 491 428

Project: 2 Prince Arthur Road

Drg. Title: Proposed Front & Gable Elevation

Date: 17th April 2018

Client: Stott

Drawn/checked: dg /

Scale: 1:50@A3 / 1:100@A3

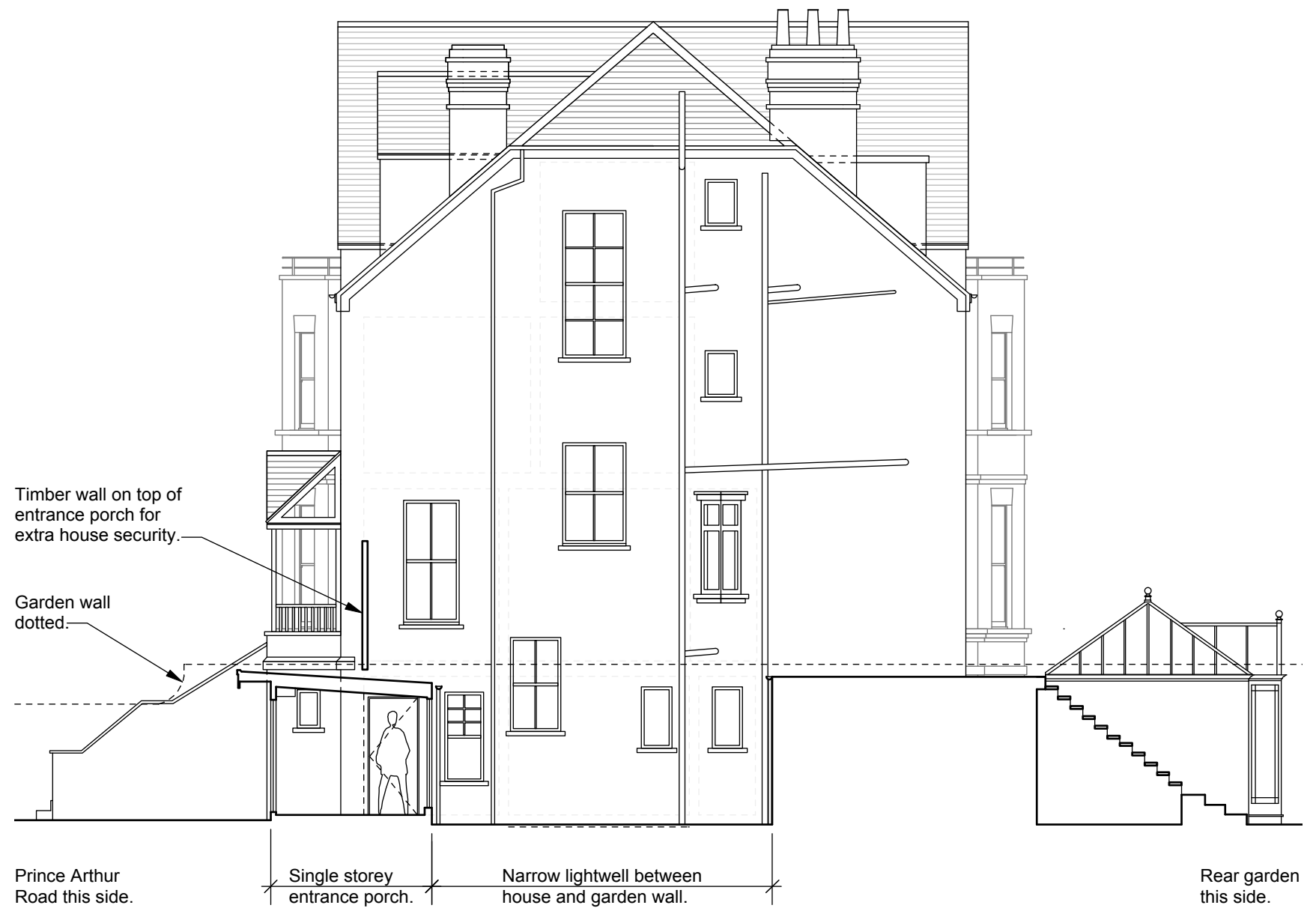
PLANNING DRAWING

No. PRCE -P- 201

Rev. A



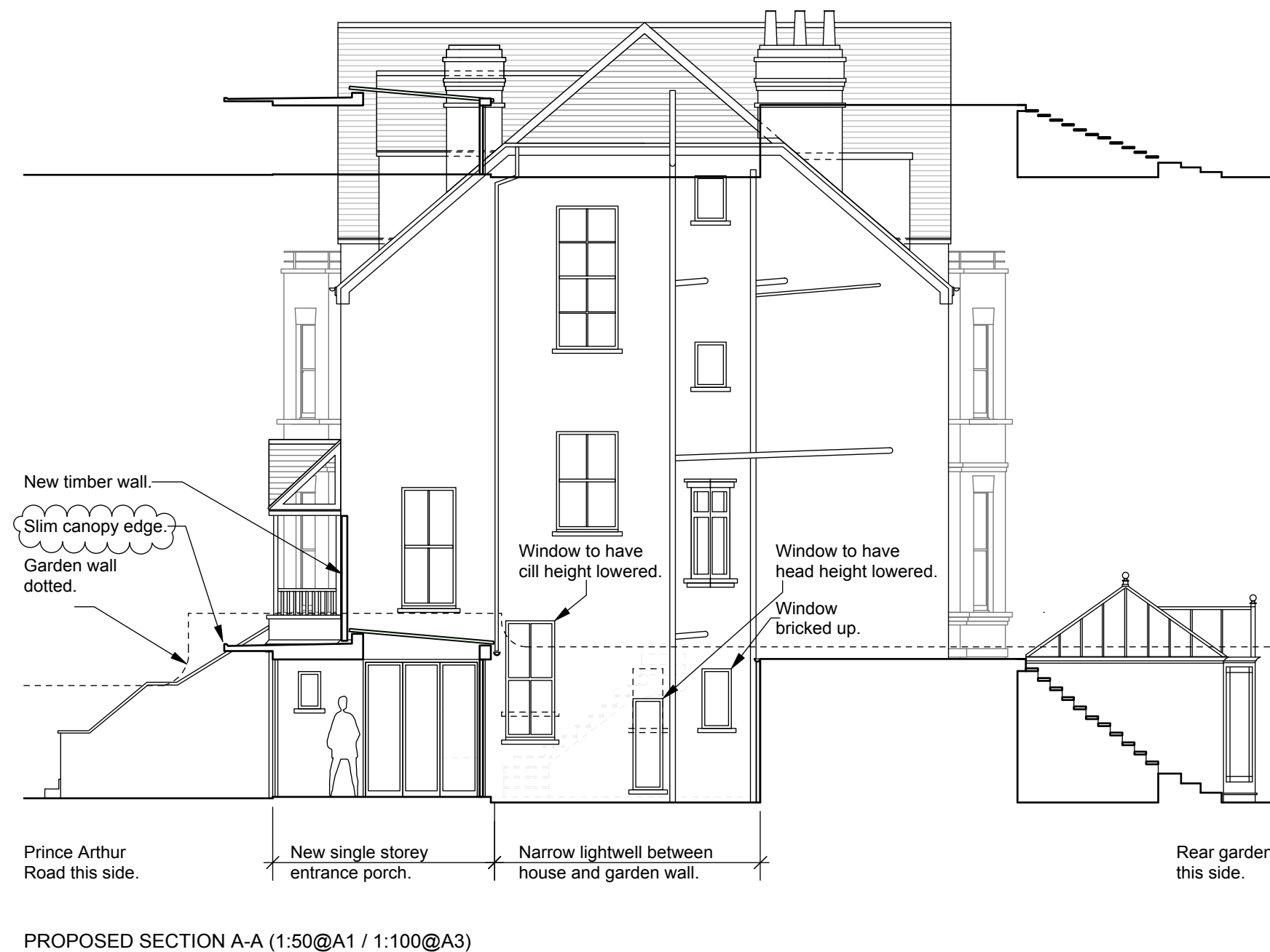
EXISTING REAR ELEVATION (1:50@A1 / 1:100@A3)



EXISTING SECTION A-A (1:50@A1 / 1:100@A3)

Revision:	
SCALE- 1:50 @ A1 / 1:100 @ A3	
0	1m 2m 3m 4m 5m 6m

scales gunn design LTD	6 North Grove London N6 4SL t: 020 8341 9605 m: 07900 491 428	Date: 17th April 2018 Client: Stott	Drawn/checked: dg / Scale: 1:50@A3 / 1:100@A3
Project:	2 Prince Arthur Road	PLANNING DRAWING	
Drg. Title:	Existing Rear Elevation & Section A-A	No. PRICE -P- 202	Rev. -



Revision:  
A:10.08.18- Make edge of canopy slimmer.

SCALE- 1:50 @ A1 / 1:100 @ A3

0 1m 2m 3m 4m 5m 6m

scales  
gunn design LTD

6 North Grove London N6 4SL  
t: 020 8341 9605 m: 07900 491 428

Date: 17th April 2018

Drawn/checked: dg /

Client: Stott

Scale: 1:50@A3 / 1:100@A3

Project: 2 Prince Arthur Road

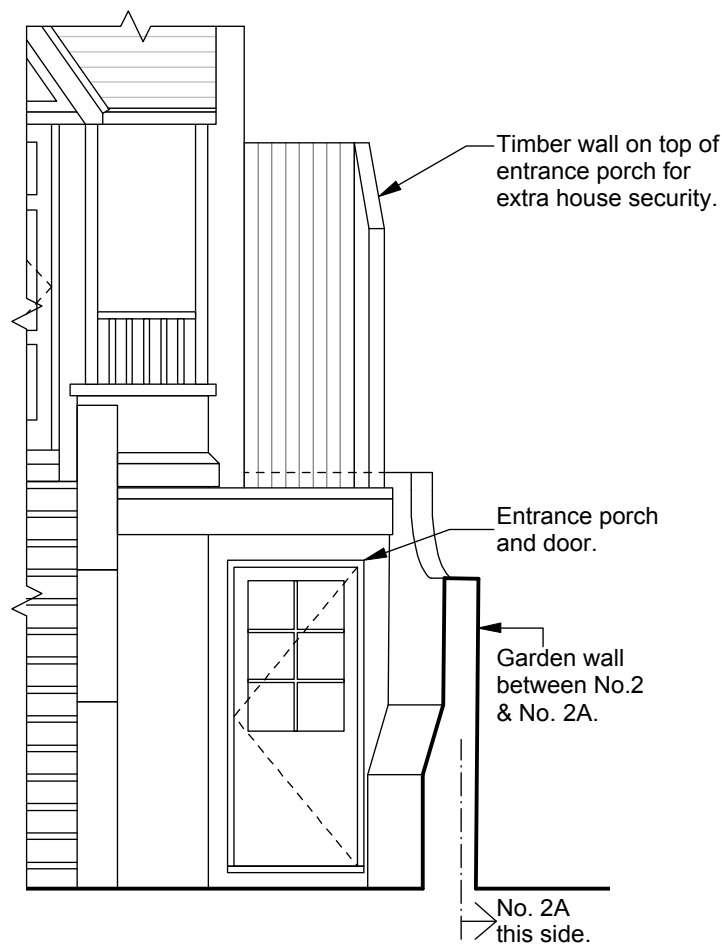
PLANNING DRAWING

Drg. Title: Proposed Rear Elevation & Section A-A

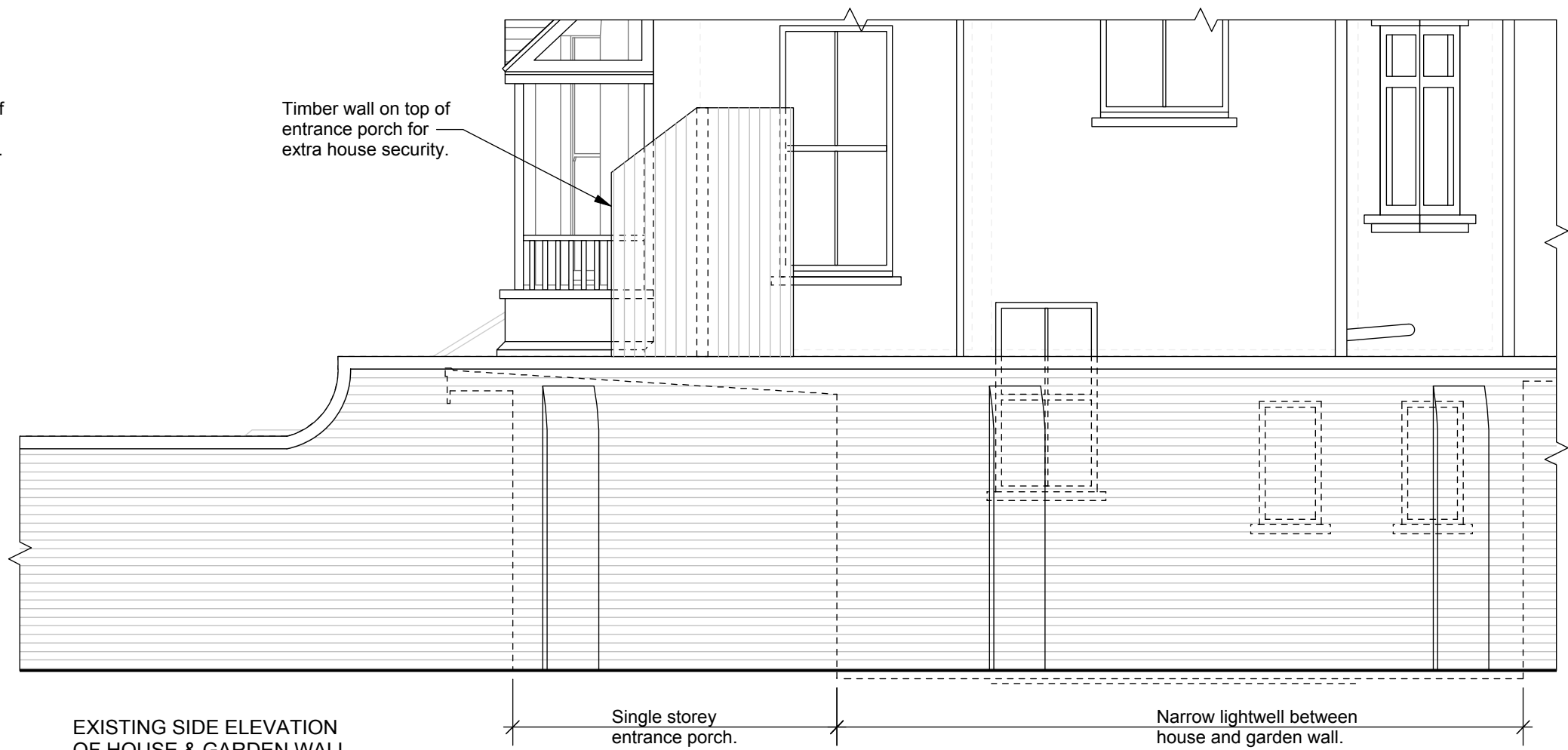
No. PRCE -P- 203

Rev. A

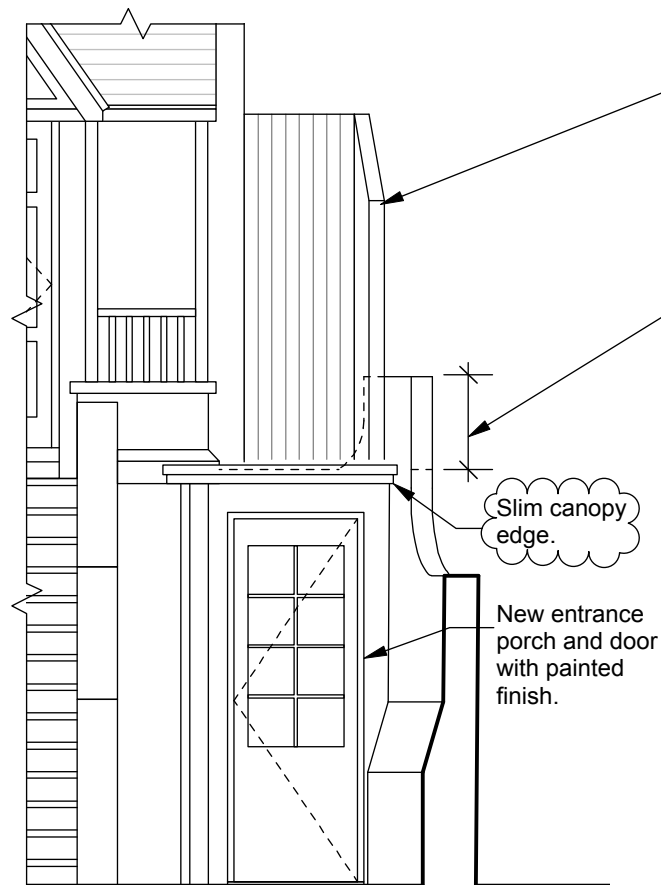




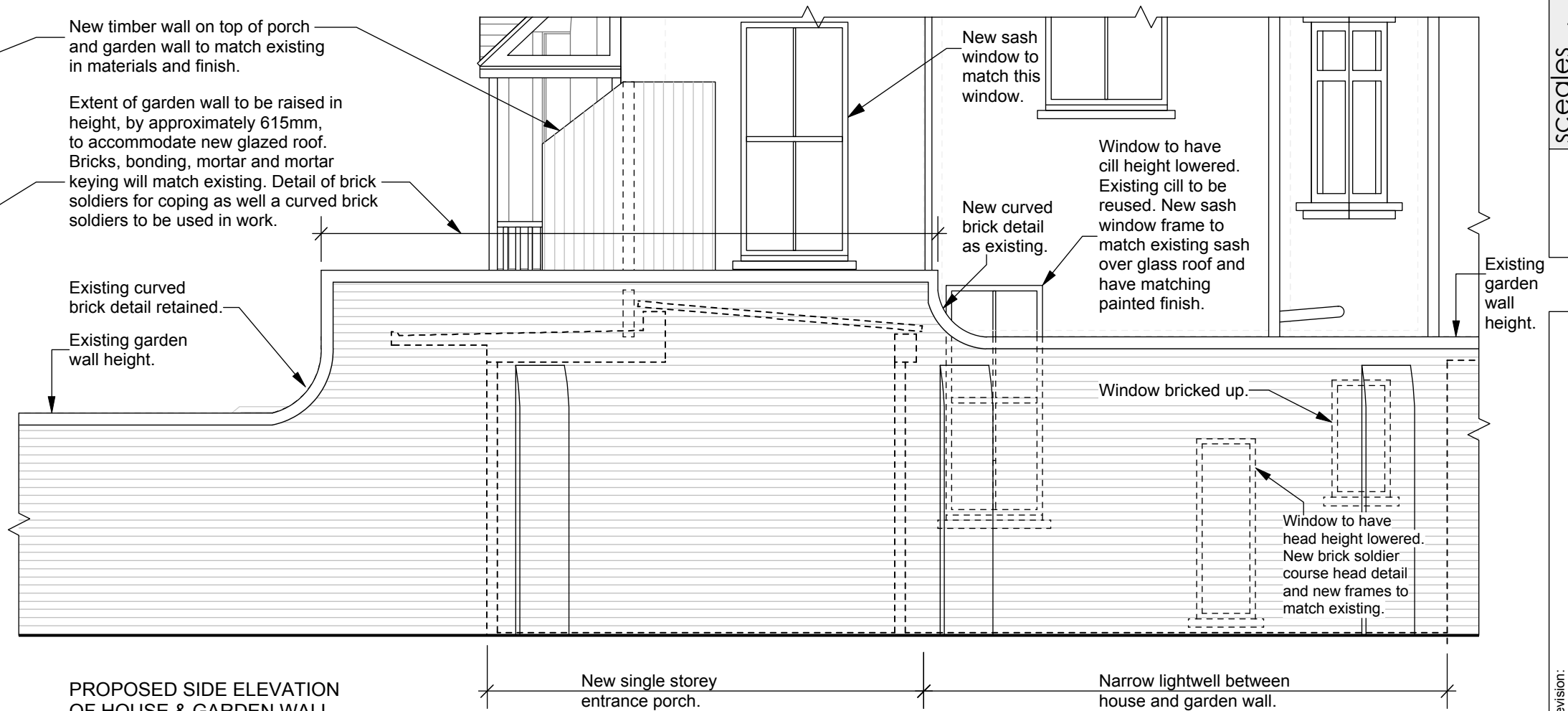
EXISTING FRONT ELEVATION



EXISTING SIDE ELEVATION OF HOUSE & GARDEN WALL



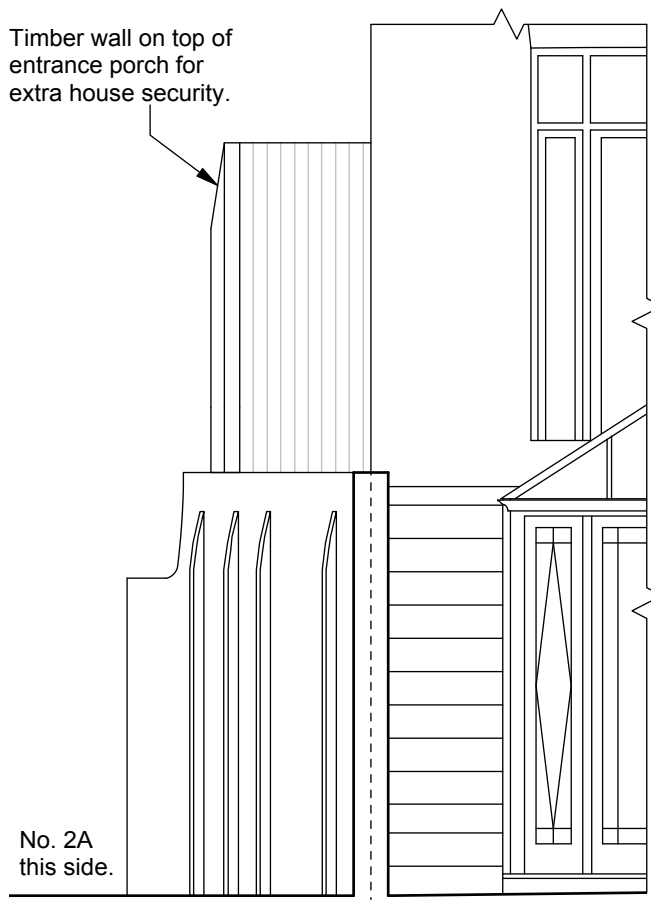
PROPOSED FRONT ELEVATION



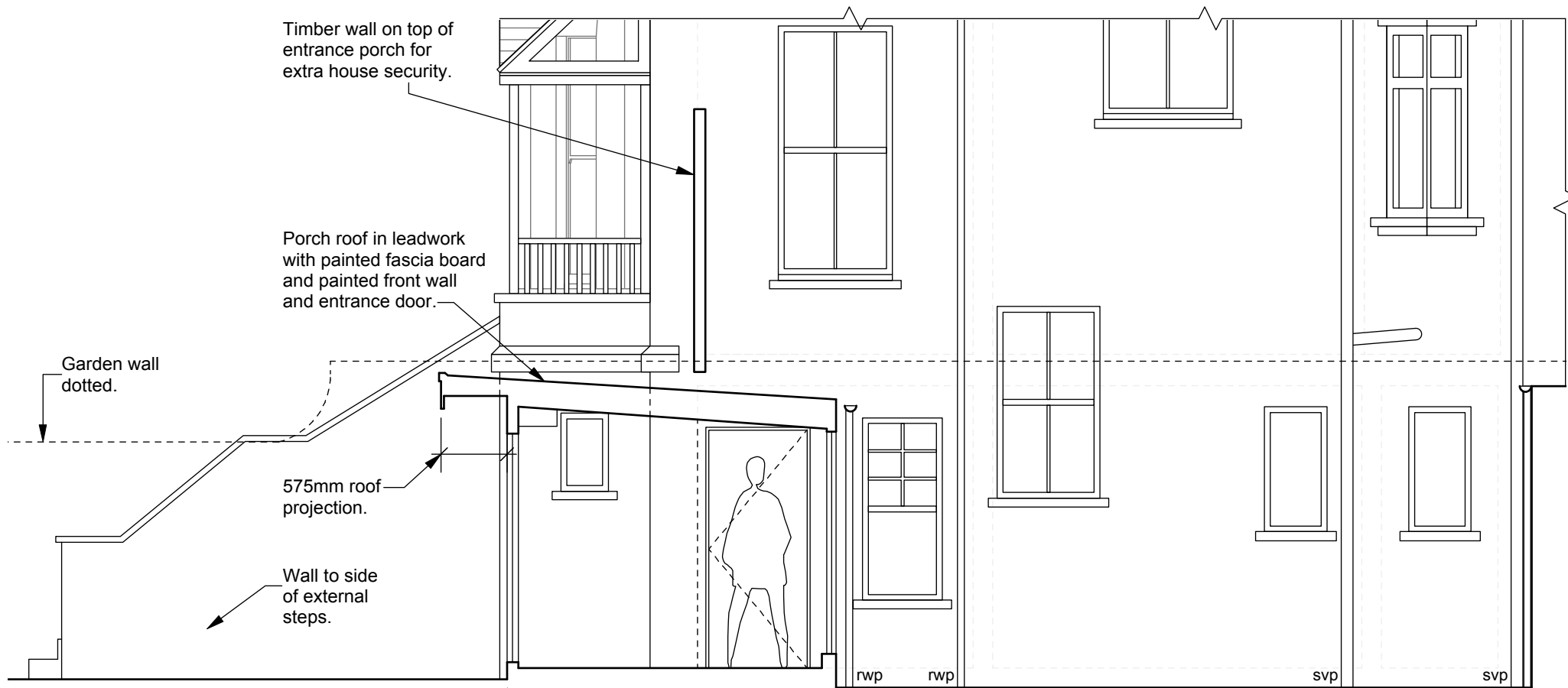
PROPOSED SIDE ELEVATION OF HOUSE & GARDEN WALL

Revision: A: 10.08.18- Make edge of canopy slimmer.	sceedles gunn design		6 North Grove London N6 4SL t: 020 8341 9605 m: 07900 491 428	Date: 17th April 2018 Client: Stott	Drawn/checked: dg / __ Scale: 1:50	@A3
	Project: 2 Prince Arthur Road		PLANNING DRAWING			
	Drg. Title: Front & Side Elevations		No. PRICE -P- 300			
			Rev. A			

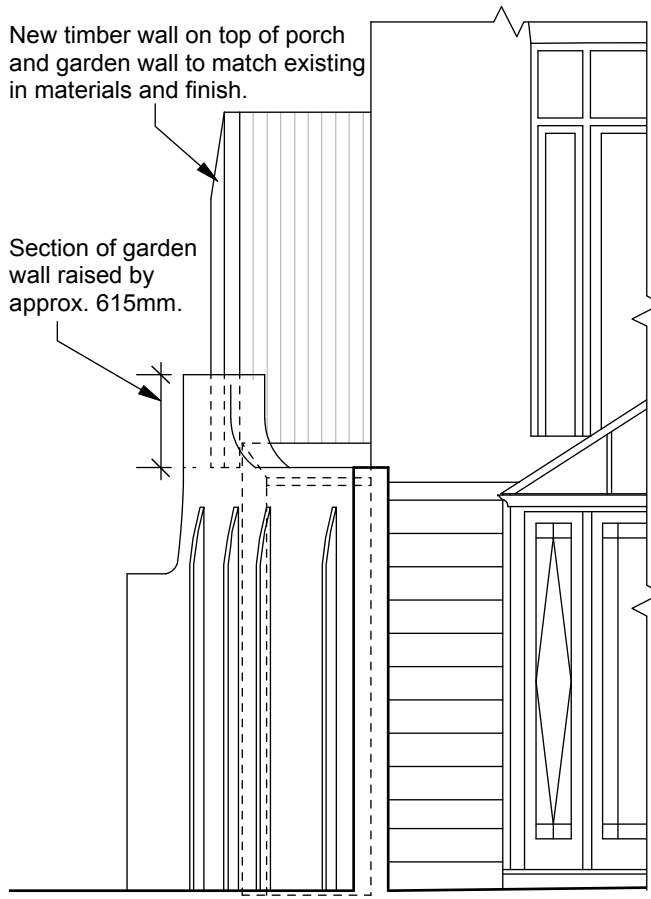




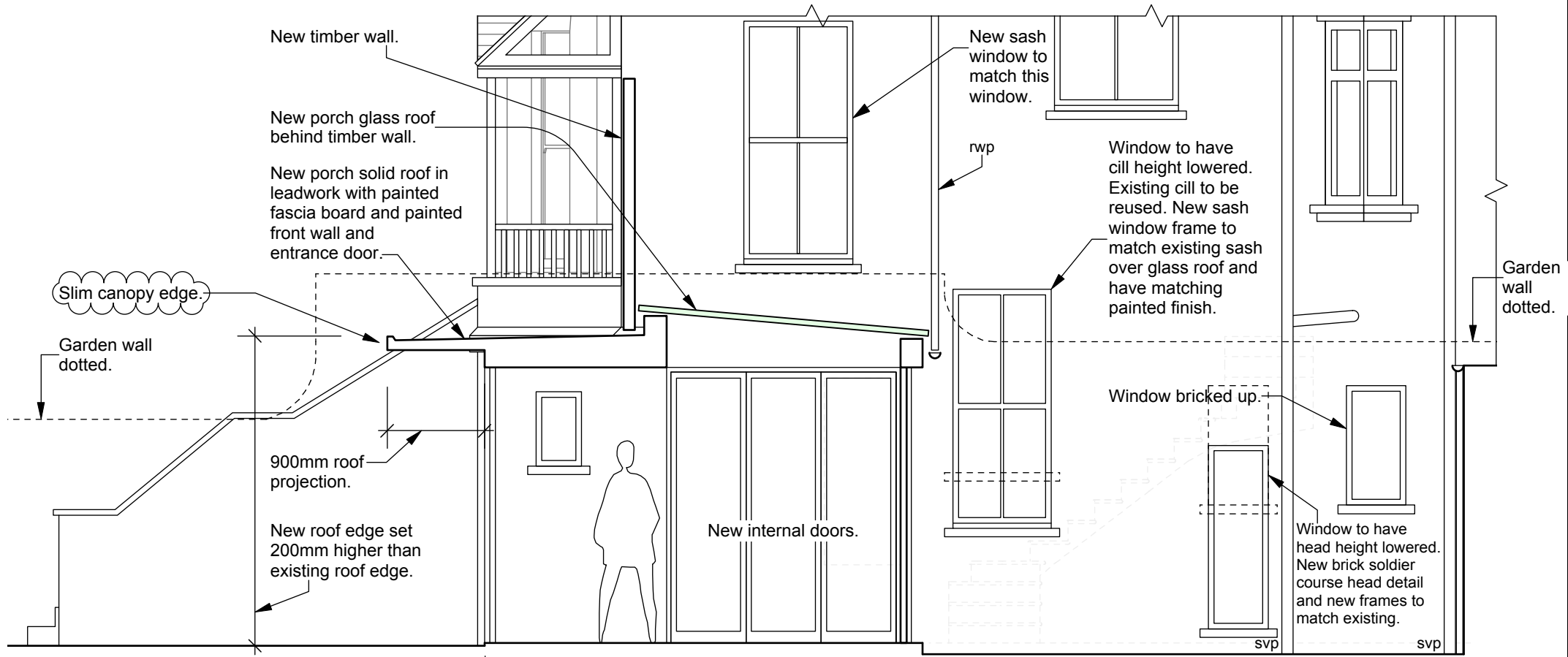
EXISTING REAR ELEVATION



EXISTING SECTION B-B



PROPOSED REAR ELEVATION

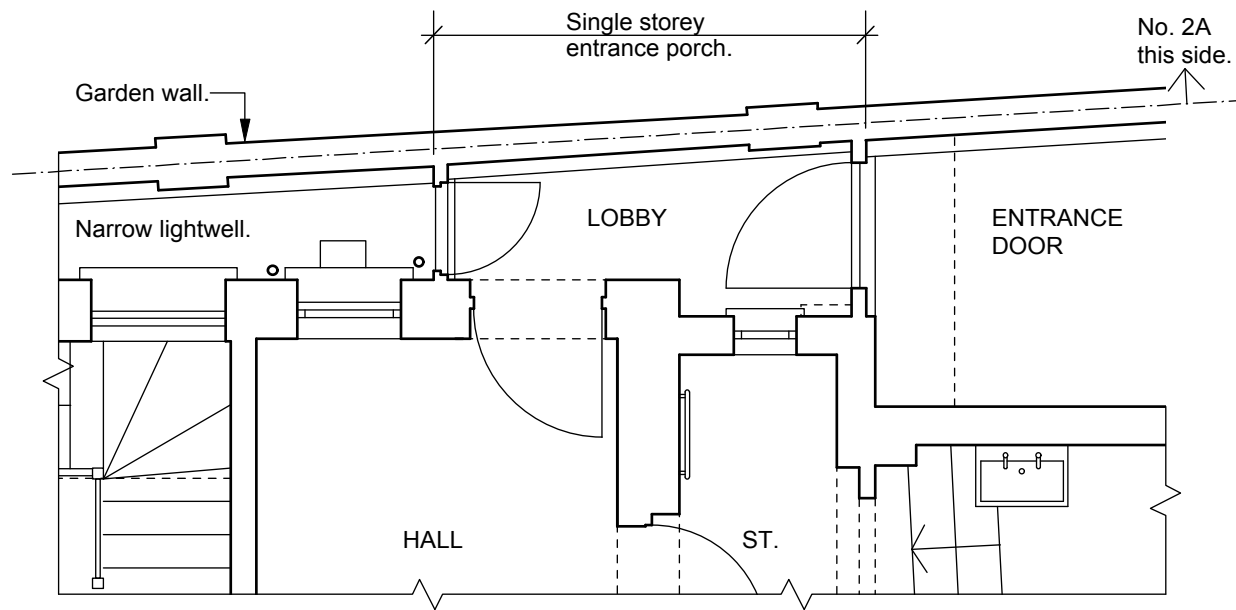


PROPOSED SECTION B-B

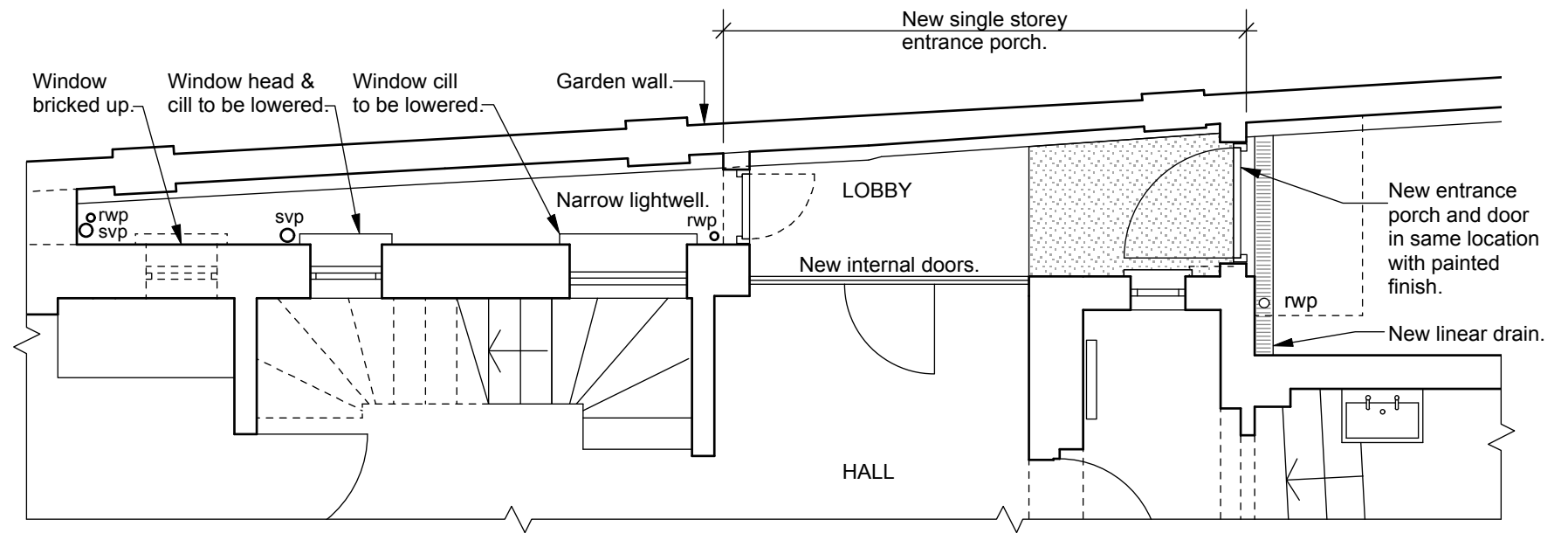
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	Project: 2 Prince Arthur Road Drg. Title: Rear Elevation / Section B-B		
	No. PRCE -P- 301 Rev. A		

SCALE BAR: 1:50 @ A3

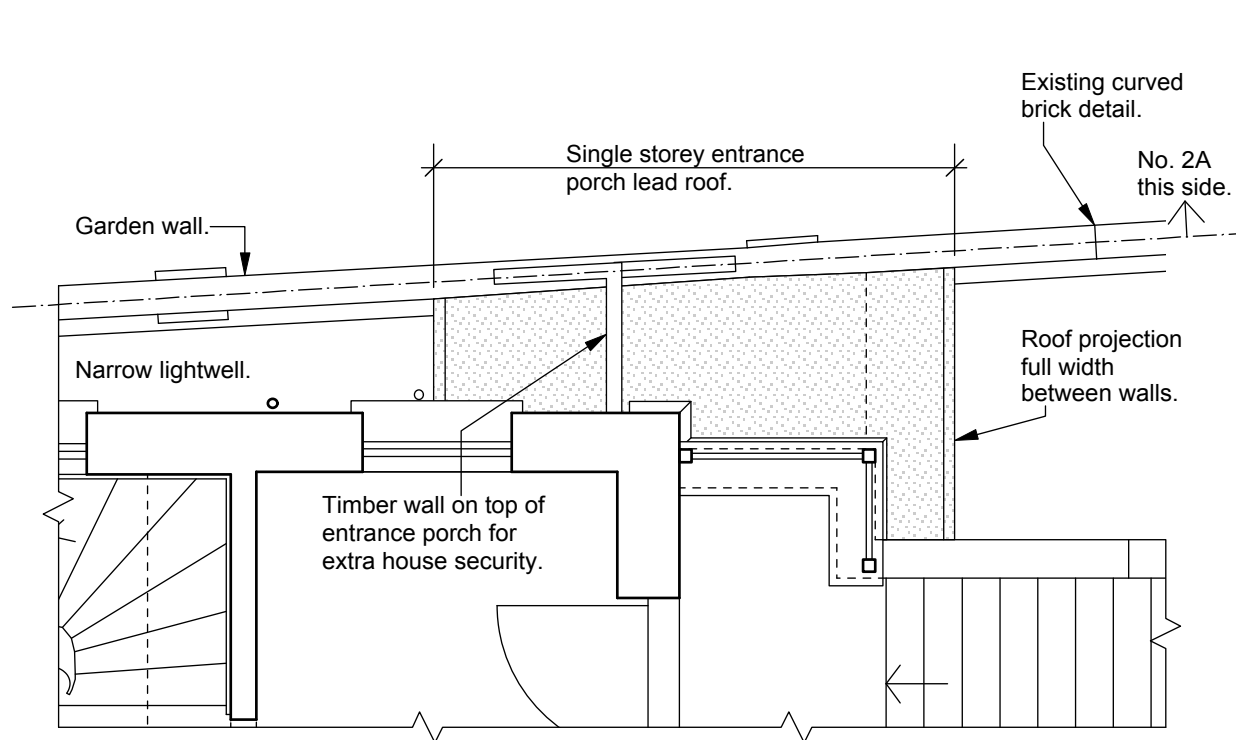
0 1m 2m 3m



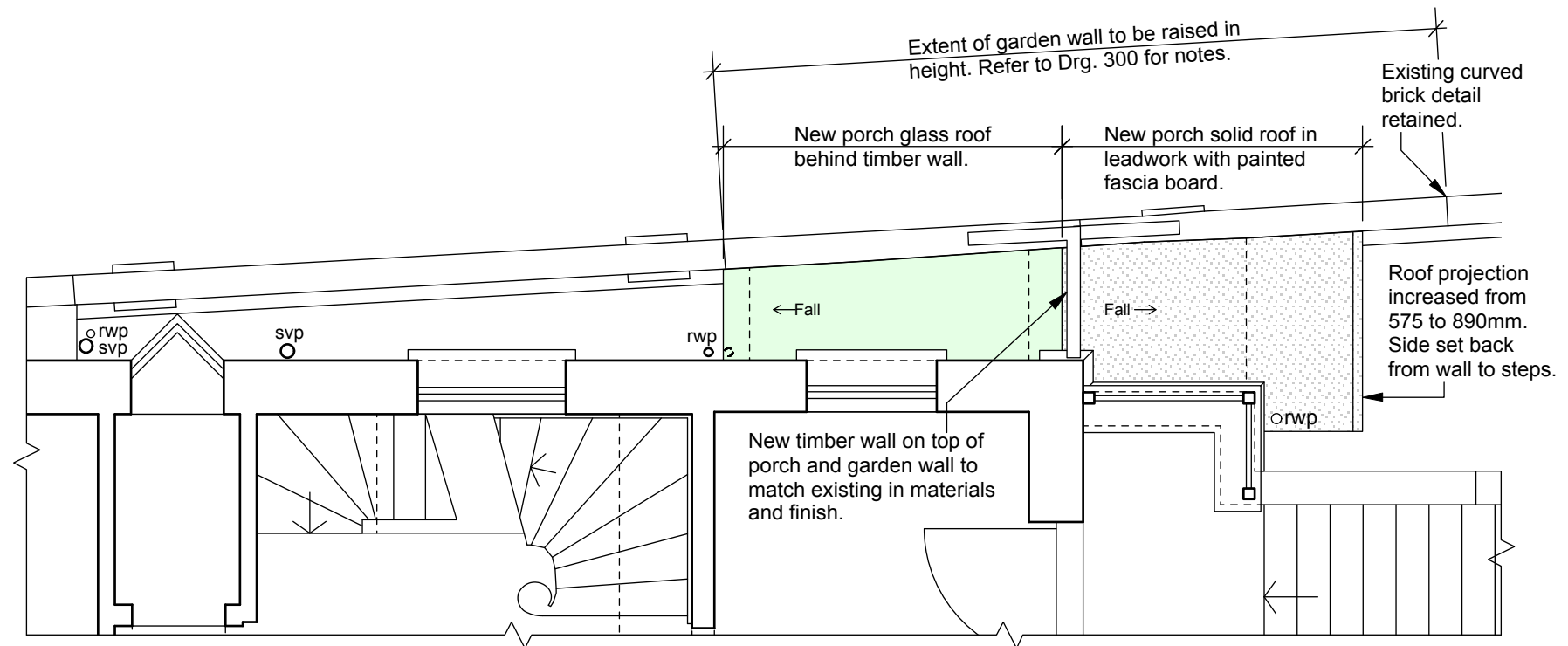
EXISTING GROUND FLOOR PLAN



PROPOSED GROUND FLOOR PLAN



EXISTING ROOF PLAN



PROPOSED ROOF PLAN

Revision:	
SCALE BAR: 1:50 @ A3	0 1m 2m 3m

scales gunn design LTD	6 North Grove London N6 4SL t: 020 8341 9605 m: 07900 491 428	Date: 17th April 2018 Client: Stott	Drawn/checked: dg / Scale: 1:50 @A3
Project: 2 Prince Arthur Road	PLANNING DRAWING		
Drg. Title: Existing & Proposed Floor Plans	No. PRCE -P- 302	Rev.	-