

DESIGN AND ACCESS STATEMENT

141 King Henry's Road, NW3 3RD

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NASH
BAKER
ARCHITECTS

167-169 KENSINGTON
HIGH STREET
LONDON W8 6SH

T+44 (0) 207 229 1558
WWW.NASHBAKER.CO.UK
MAIL@NASHBAKER.CO.UK



Birds eye view

INTRODUCTION

This Design and Access Statement has been prepared to accompany the design proposals for the Basement Flat, 141 King Henry's Road. The proposal includes replacing the existing conservatory extension with a larger rear extension, and form two new windows on the rear elevation.

CONTEXT

141 King Henry's Road is a three storey Victorian detached house on the southern side of King Henry's Road. The site lies within the Elsworthy Conservation Area in the borough of Camden. This application pertains to the 'Basement Flat' which is a three-bedroom garden flat with a rear conservatory built in circa 1996 (ref: P9600928R1).

The existing conservatory extends to approximately 3.53m and is of low quality; making a neutral or negative contribution to the conservation area. The neighbouring property at No. 139 has a rear extension which projects 4.67m from the principle rear elevation and is 3.1m high (Ref: 2003/2559/P). As can be seen from the above Bird's eye view there is an established precedent for large rear ground floor extensions, most notably at Nos. 137, 143 and 145.



Rear elevation of 141 King Henry's Road



Rear elevation of ground floor bay at 141 King Henry's Road

USE

The residential use of the property (C3) will be maintained.

AMOUNT

The proposed scheme will create the following additional internal floor space:

Existing GIA of garden flat	=	127.18 m ²
Proposed GIA	=	137.47 m ²
Total Additional Footprint	=	10.29 m²

ACCESS

Primary access into the dwelling will remain as existing.

LAYOUT

The layout will remain as existing with only the living room being enlarged.

SCALE

The extension will align with that of No. 139's - which is a 1.1m increase in depth from the current conservatory. The extension will be 3.1m high, to match No. 139 and 6.2m wide. Neighbouring properties will have restricted visibility of the extension due to their own extensions.

APPEARANCE

The proposal displays a sympathetic palette of materials with matching London stock brickwork and minimally framed glazed aluminum sliding doors. The extension will have a flat roof with a painted timber lantern roof light. The sloped glazing facing No. 141 will be obscured to ensure privacy for neighbouring flats and reduce upwards light spill.

The new timber sash window will be in keeping with the character and appearance of the property.

LANDSCAPE

The garden will remain as existing, with the loss of only minor shrubs. The existing boundary treatment will be retained.

CONCLUSION

Replacing the current unsightly conservatory with a new high-quality replacement will enhance the appearance of the property and the wider conservation area. This will additionally enhance the council's local housing stock and provide a modern and attractive living environment for the owners. It is considered that the proposal will not result in significant loss of amenity to the neighbouring occupiers in respect of light, privacy or enclosure, and aims to be subservient to the host property.