

**37 PRINCESS ROAD, PRIMROSE HILL, LONDON NW1 8JS :
DESIGN & ACCESS STATEMENT**

The proposals are to replace the tile finish to the front steps with new York stone treads and risers to improve the appearance of the front of the property and the redecoration of the front elevation previously painted elements - ground & basement stucco & window surrounds & cills.

Context : The property is a ground, first & second floor flat in a three storey and basement mid terrace property located within the Primrose Hill Conservation Area.

Use : This is a residential area and the alterations continue the existing residential use for the current occupiers.

Amount : The alterations do not create any additional floor space.

Layout : The new stone slabs will directly replace the existing ceramic tiles; the new stones will be more in keeping with the original material used in these Victorian properties. The slabs will be 40mm thick and provide a better quality immaterial and finish to the steps; the treads will have a bullnose (half round) finish to soften the edges.

Access & inclusion : The new stone finish will follow the step pattern of the existing as this is the only way into the property from the pavement level.

Scale : The size and thickness of the new stone slabs will be more in keeping with the original scale of the property and the alterations do not in our opinion affect the overall appearance of the property.

Appearance :The new stone will be York stone, a light brown stone with a smooth finish; this stone was often used in these locations in Victorian properties of this date. The redecoration of the front will be undertaken in colours to match the existing which are used on the adjacent buildings on the terrace.

Climate change : The replacement of the steps has no adverse on the drainage or local ecological systems.

Maintenance & Management : The external materials proposed are hardwearing and robust and will require only minor regular maintenance.

DRAWINGS SUBMITTED :

EXISTING DRAWINGS		
37PR PA1.10	LOCATION PLAN	1:1250@a4
37PR PA1.21	GROUND FLOOR PLAN AS EXISTING	1:20 @ A4
37PR PA1.22	GROUND FLOOR SECTIONS AS EXISTING	1:20 @ A4
PROPOSAL DRAWINGS		
37PR PAA2.21	GROUND FLOOR PLAN AS PROPOSED	1:20 @ A4
37PR PAA2.22	GROUND FLOOR SECTIONS AS PROPOSED	1:20 @ A4