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DESIGN & ACCESS STATEMENT

56A KING HENRY'S ROAD

LONDON, NW3 3RP

Context

The property is a 1980's terraced single family dwelling town house and part of the 11 three storey terraced houses in a single block on King Henry's Road. The property has one parking bay at the front of the property, a terraced garden down to the top of the original railway retaining wall at the rear facing the railway lines. The access is at the front of the property. The front and rear elevations are of stock bricks and white cladding panels, concrete balconies, aluminium framed windows and sliding doors and is supported on piles foundations.

There is no planning history for the property. However most of the houses in the terrace including the neighbouring property at 56b have had extensions and basement additions.

Proposal

The application is for a basement, adjacent lowered garden terrace with access only from the house, alterations to front elevation and rear elevation, addition of balconies on the ground floor and first floor.

The scale, design and all external materials are in keeping with the character of the building and adjoining properties.

Layout and Access

Basement: The proposed basement will have a new internal access staircase and a lightwell (3.9 x 1.1m wide) with a double glazed window for natural ventilation at the front of the property. The bedrooms located at rear (an en-suite double bedroom and a single bedroom to share WC in hallway) will also have double glazed windows and access to the garden at the back.

Ground floor plan: New layout to allow access staircase to basement, a study, kitchen extension, bi-fold door for access to balcony and garden, side kitchen window.

First floor plan: Proposed access double glazed sliding door for access onto new balcony on roof of ground floor level extension which will extend out 1m with glass balustrade at first floor.

Ground floor level front elevation: New double glazed windows 800mm above the ground level to replace existing garage door with the 800mm gap to be finished with a white plastered render, a new double door and window at ground floor level.

Plastered finish to replace white cladding panels first and second floor at front.

Ground floor of rear elevation: A new extension under the permitted development will match depth of existing extension at 56b. Proposed new balcony to extend out 1m with glass balustrade. It also to match depth of extension at 56b.

Plastered finish to replace white cladding panels at first floor and second floor of rear elevation.