

SUPPORTING STATEMENT FOR PLANNING APPLICATION

14 PRINCE ARTHUR ROAD
LONDON
NW3 6AU

September 2019

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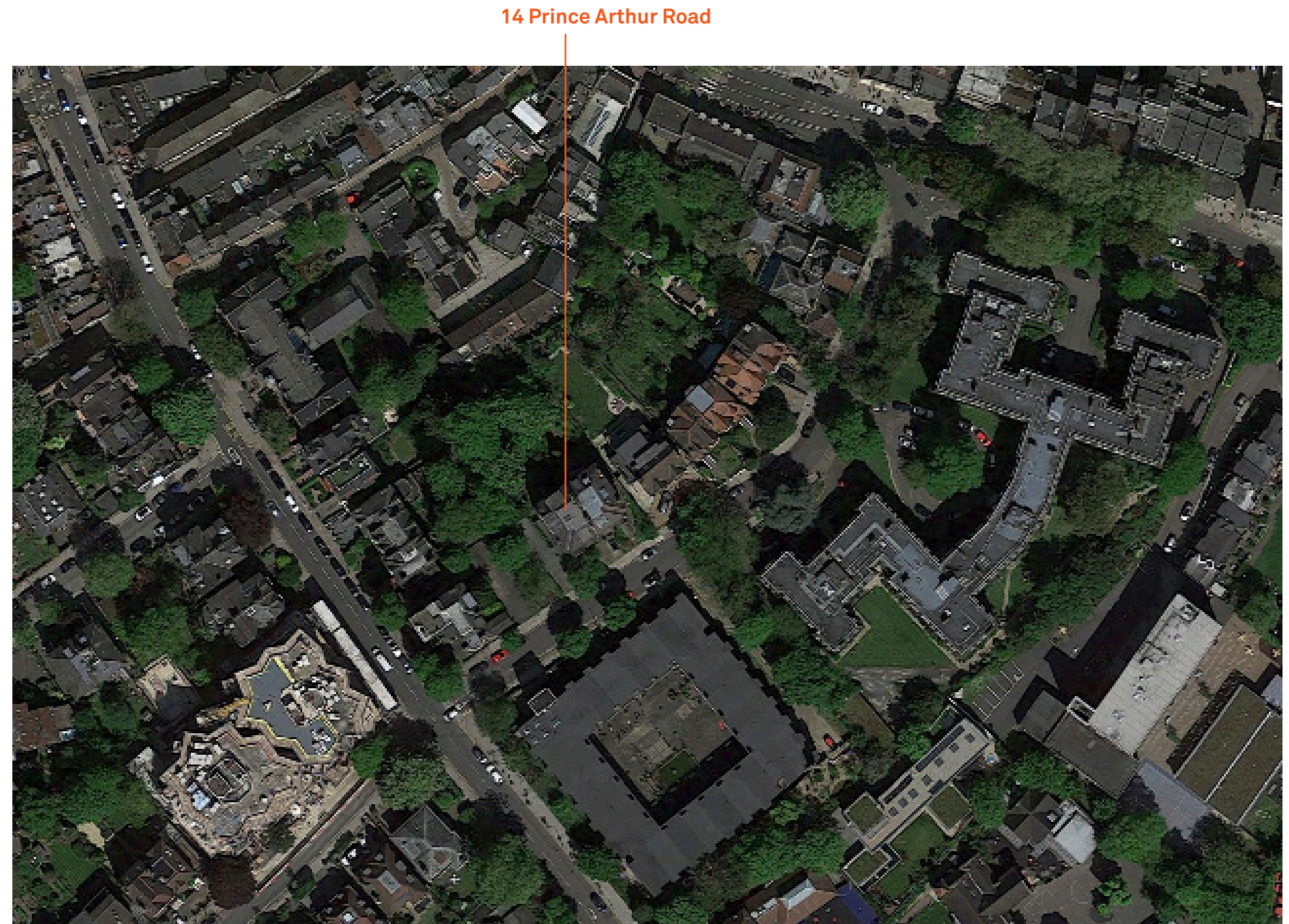
SITE AND SURROUNDINGS

14 Prince Arthur Road is on the north side of the road and east of Fitzjohn's Avenue. In this part of the road it is the last house to face 'onto the street' before the corner plot that belongs to Fitzjohns Avenue.

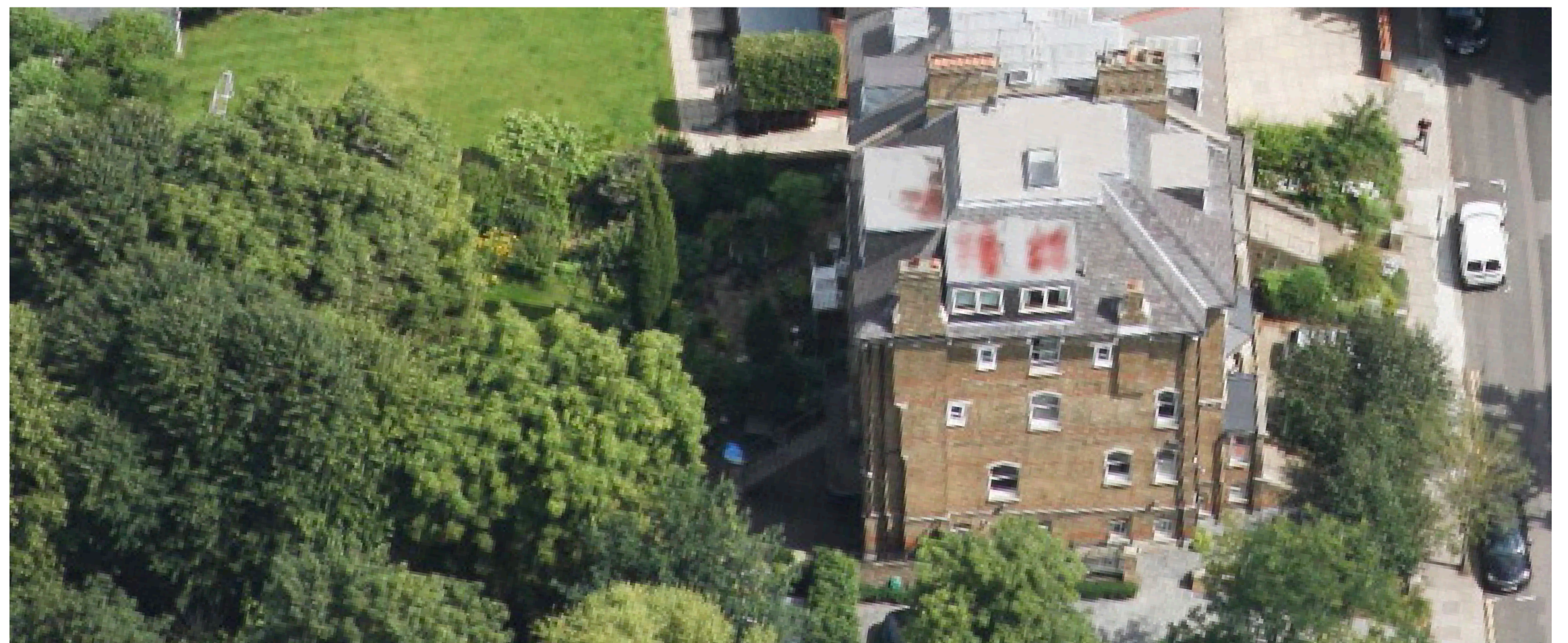
It is a semi-detached property attached to no 12, and this pair are more in keeping with the size and grandeur of the properties on Fitzjohns Avenue rather than the neighbouring properties on Prince Arthur Road.

It sits opposite an Age UK centre which is not considered an important architectural building, nor one that is making a contribution to the conservation area.

The property at no 14 Prince Arthur Road also benefits from having the side passage and parking to the east of the property.



Above - Aerial view of 14 Prince Arthur Road
Image taken from GoogleEarth



Aerial 'Birdseye' imagery of 14 Prince Arthur Road of Front Elevation (above), Rear Elevation (above right) and Side Elevation (right) (Images taken from BingMaps)

It is our opinion that the existing silver birch trees at the front of 14 Prince Arthur Road are not appropriate in terms of their location and species. When the trees are in full leaf they overcrowd the house and adversely affect the canopy of the adjacent street tree that is on the pavement outside the properties boundary. We believe that the removal of these trees and their replacement with a single more suitably placed smaller multi-stem tree will improve the appearance of the front of the house and the overall street scene.

The main 'living' spaces including, kitchen, dining, WC and secondary living room are all located on the Lower Ground Floor in the approved works. This proposal seeks to provide a ramp from the pavement level up to the height of the intermediate landing on the main front steps and then a reduced number of steps to the side door level.

The landscape design also includes the provision of a bin store hidden behind the proposed replacement gate in the side access area.

The existing property is a 5 storey, 7 bedroom semi-detached dwelling house. The property currently falls under Use Class C3 and this application does not propose any alterations to the existing use of the property.

This application does not seek to make any alterations to the approved floor area.

Access to the Upper Ground Floor of the property will not be altered as a result of the proposed works and the front door will remain as existing. However, the side entrance will be made more accessible by creating a ramp from pavement level to the height of the intermediate landing on the main steps before descending 4 steps to the side door (the amended side door position was approved in the previous application REF: 2018/4749/P).

The lower ground floor level provides a modern and functional family kitchen and dining room, with a WC and additional habitable room. The intention to make this floor level more easily accessible to less physically able guests means that any guests can enjoy the principle reception rooms of the house without having to scale the imposing front steps.

The proposal is to create a more level access from the pavement level to the side door by creating a ramp. This will require a small section of the current front boundary wall to be removed and a new brick pier and retaining wall to be built to form the side of the ramp. A small flight of steps will also be provided from the intermediate landing level on the main flight of steps to the front parking area. A new bin store will be provided in a visually discreet location. The large, overbearing silver birch trees at the front of the property will be removed.



'Streetview' imagery of 14 Prince Arthur Road coming from Fitzjohn's Avenue (above) and from Hampstead High Street (above right)

Images taken from Google Streetview