

# Design and Access Statement

Flat 2, 40 Primrose Gardens  
London, NW3 4TP



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## 1. INTRODUCTION

This Design and Access Statement provides supporting information on the proposed works at Flat 2, 40 Primrose Gardens NW3 4TP. The document describes the design proposal and its rationale, assess impact of the works on amenity of neighbouring residents and impact on the historic character of the conservation area.

Company background: K&B Limited was established in 2001 and has significant experience in design and build both residential and commercial projects. We have a portfolio of successful projects including refurbishments, extensions including basements and new build across London and neighbouring Counties.

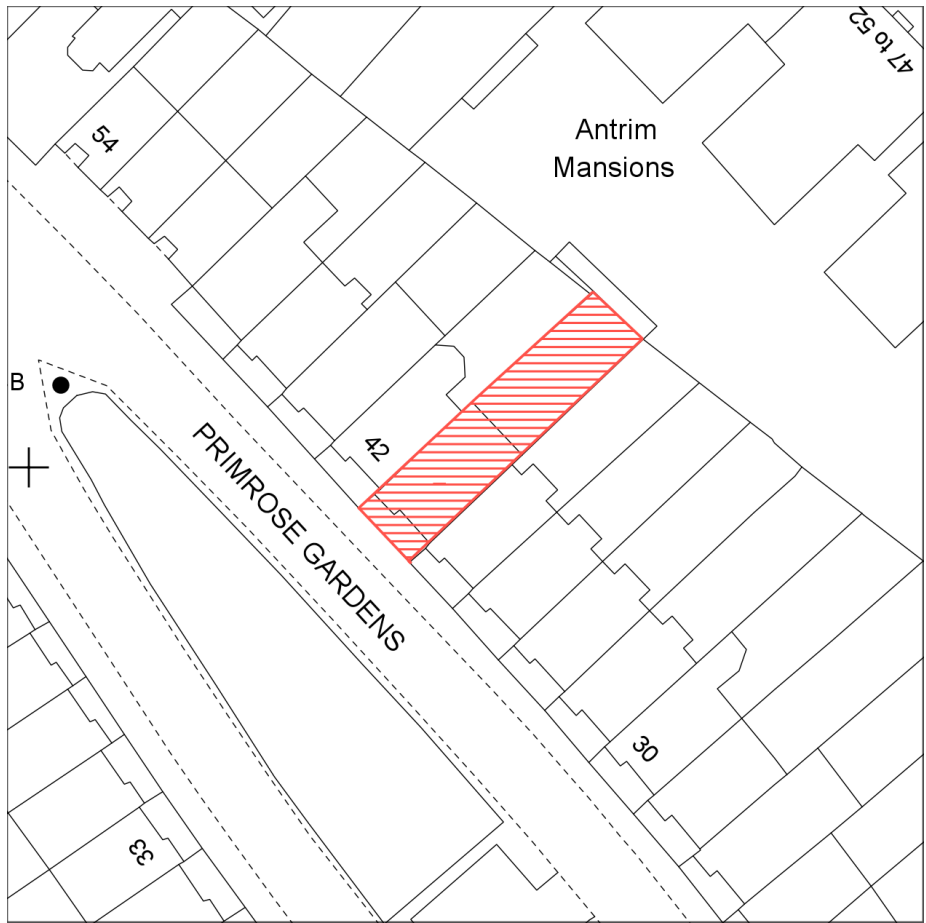
## 2. SITE

The application site consisting of Flat 2, 40 Primrose Gardens is located within the Belsize Conservation Area. No.40 or adjoining properties are not listed buildings.

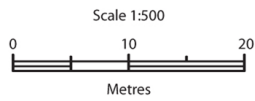
40 Primrose Gardens is a Victorian three storey terraced house with lower ground floor and attic level. The property has been divided into five separate flats and this application relates to the ground floor flat only known as Flat 2.

As with most terraces on the street, the rear elevation at No.40 has been developed over time and now consist of a mixture of original and modern features in a variety of different styles. (Photo 1).

The existing concrete slab forming the balcony base is deteriorating with visible structural defects (Photo 2)



Site Plan-40a Primrose Gardens NW3 4Tp



Site Plan 1:500

Photo 1.



Photo 2.



### 3. PROPOSED WORKS

The existing ground floor flat consists of one bedroom, bathroom, toilet, kitchen-living room and 950mm deep rear balcony.

The proposed works constitute an extension of the existing balcony for approximately 350mm to match depth of ground floor extensions at nos. 38 and 42, forming/extending party walls, new kebono decking and 1.8m tall kebono privacy screen, reinstating/adjusting existing balustrade.

Construction of the base of the balcony and formation of the party walls to be combined with proposed construction of the rear extension at lower ground level, planning application 2020/0172/P which we've submitted on 15<sup>th</sup> of January 2020.

All external modifications are contained within the rear of the property and are not visible from the street. The proposed external alternations are designed to have a minimal impact on the existing character of the building and surroundings.

Construction of the party walls and repairs to the elevation will be carried out using matching bricks.

### 4. ACCESS

The proposal will not have any impact on vehicular, transport and personal access. The main access and egress to the property will remain unchanged, via the front door. Contractors and visitors' vehicles will be using a local street parking and when practical encouraged to use public transport.

### 5. CONCLUSION

The proposed development aims to provide structurally safe balcony base together with more functional outdoor space for its residents. The proposed finishes are sympathetically designed to fit within the context. In our opinion the application proposal will preserve and enhance the appearance of the Conservation Area and have no negative impact on the condition and amenity of neighbouring properties. Similar projects have been approved in the area including no's 32 and 44.

