

## **Planning Statement**

**Flat 2, 49 - 50 Ainger Road, London, NW3**

### **Overview of the proposal**

The proposed works consist of a full refurbishment of an apartment, including new enlarged glazed roof; amendments to fenestration; entrance steps, new gate with new pier and railings.

### **Features on the existing site**

To the street:

49 -50 Ainger Road is set North of Primrose Hill Park, outside of the Primrose Hill conservation area. The use of the property is a residential apartment. The property's existing site boundary comprises of a low rendered wall with a small gate to the refuse store and two rendered posts by the entrance.

To the rear of the property:

The rear garden has a number of large terraced planters and has been previously extended with a glass roof.

### **Scale and Appearance**

To the street:

It is proposed to install a traditionally detailed painted metal balustrade, pedestrian access gate, all to be painted in black to match those installed to neighbouring properties on Ainger Road. The height of the proposed front balustrade and gates will be set just below the decorative detailing on the existing rendered front posts, to match neighbouring properties and not to alter the existing proportions. The proposal also includes:

- New external steps down from street level to the finishes floor level of flat 2 in the front lightwell with painted metal handrail. This is consistent with most of the other properties on Ainger Road
- Insertion of a new pier detailed to match existing

To the rear of the property:

As part of a full refurbishment of the existing flat, including:

- Replacement of an aged glazed infill extension with a new replacement glazed roof to house the kitchen with vents to the exterior
- New French windows to rear window opening
- Adjustment of external garden levels and removal of brick built planters

We note that No.52 Ainger Road is not a listed building.

### **Layout**

The layout of the property will be amended to provide more generous living accommodation

### **Landscaping**

The works the subject of this application have no implications for the trees on the site. The proposed works will have no impact on the impermeable areas of the site, which will remain entirely as existing.