



Design & Access Statement
Non-Material Amendment

24 Harley Road

NW3 3BN

July 2020

Hayhurst and Co.

26 Fournier Street,

London, E1 6QE

T: +44 (0)20 7247 7028

mail@hayhurstand.co.uk

www.hayhurstand.co.uk

This Design & Access Statement has been prepared in support of the proposed works to 24 Harley Road and should be read in conjunction with the application drawings listed below.

Consented Drawings

214 A101 Proposed First Floor Plan
214 A102 Proposed Second Floor Plan
214 A201 Proposed North West Elevation
214 A220 Proposed North East Elevation
214 A221 Proposed South East Elevation
214 A222 Proposed South West Elevation

Non-Material Amendment Drawings

214 A101 - R2 Proposed First Floor Plan
214 A201 - R1 Proposed North West Elevation
214 A220 - R2 Proposed North East Elevation
214 A221 - R2 Proposed South East Elevation
214 A222 - R1 Proposed South West Elevation

Background

24 Harley Road is a four-storey, semi-detached single-dwelling house, including a lower-ground floor. It is the last of a row of three Victorian semi-detached buildings on the west side of Harley Road.

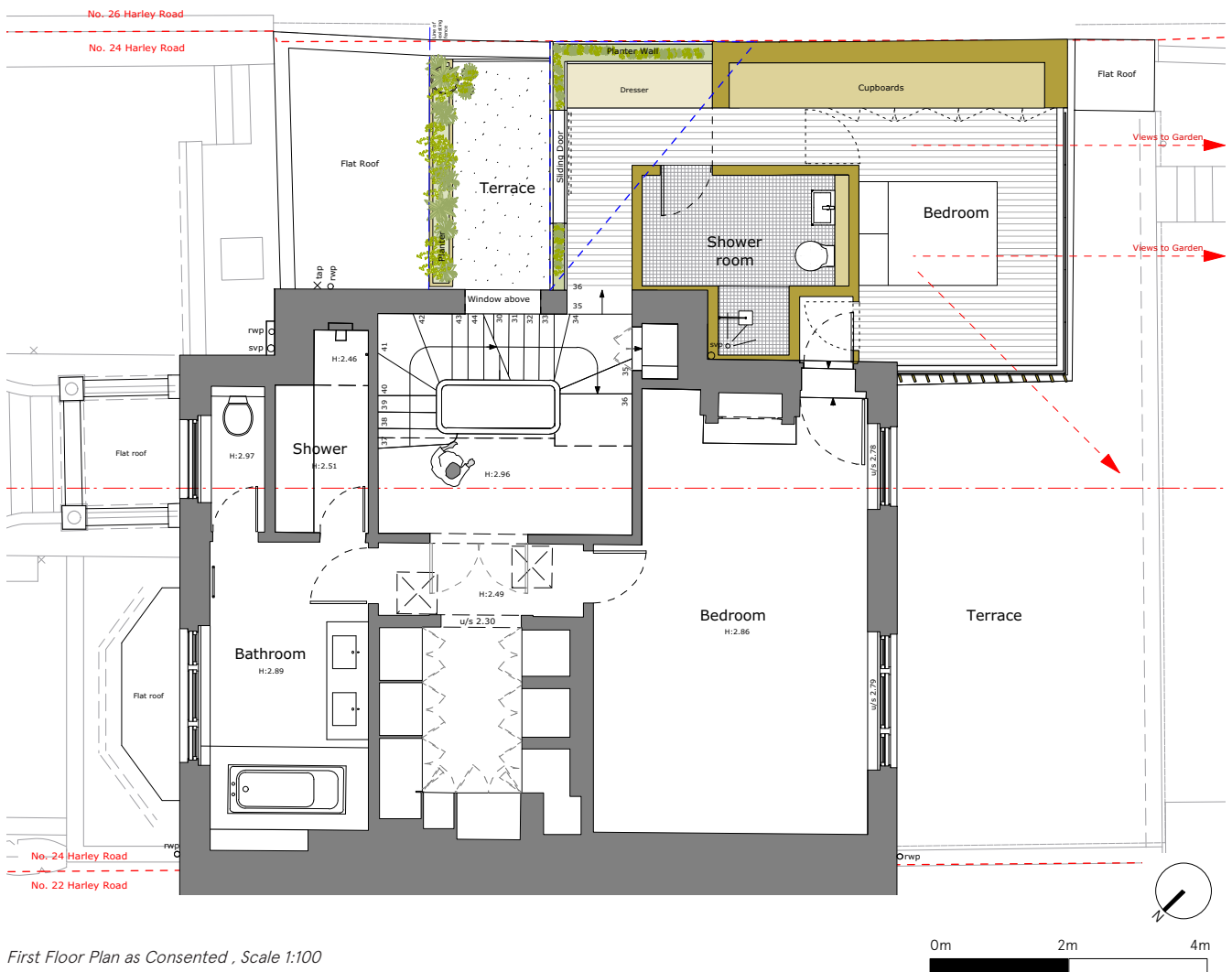
The property was granted consent for the extension of the existing arched window to the flank wall of the main house and the erection of a side extension at first floor level in December 2018 (ref/ 2018/4495/P).

Non-material Amendment

The design has incurred minor changes to the external elevations following the detail design stage. It has been agreed with the case-officer that the proposed changes are acceptable to be considered as a non-material amendment to the consented design.



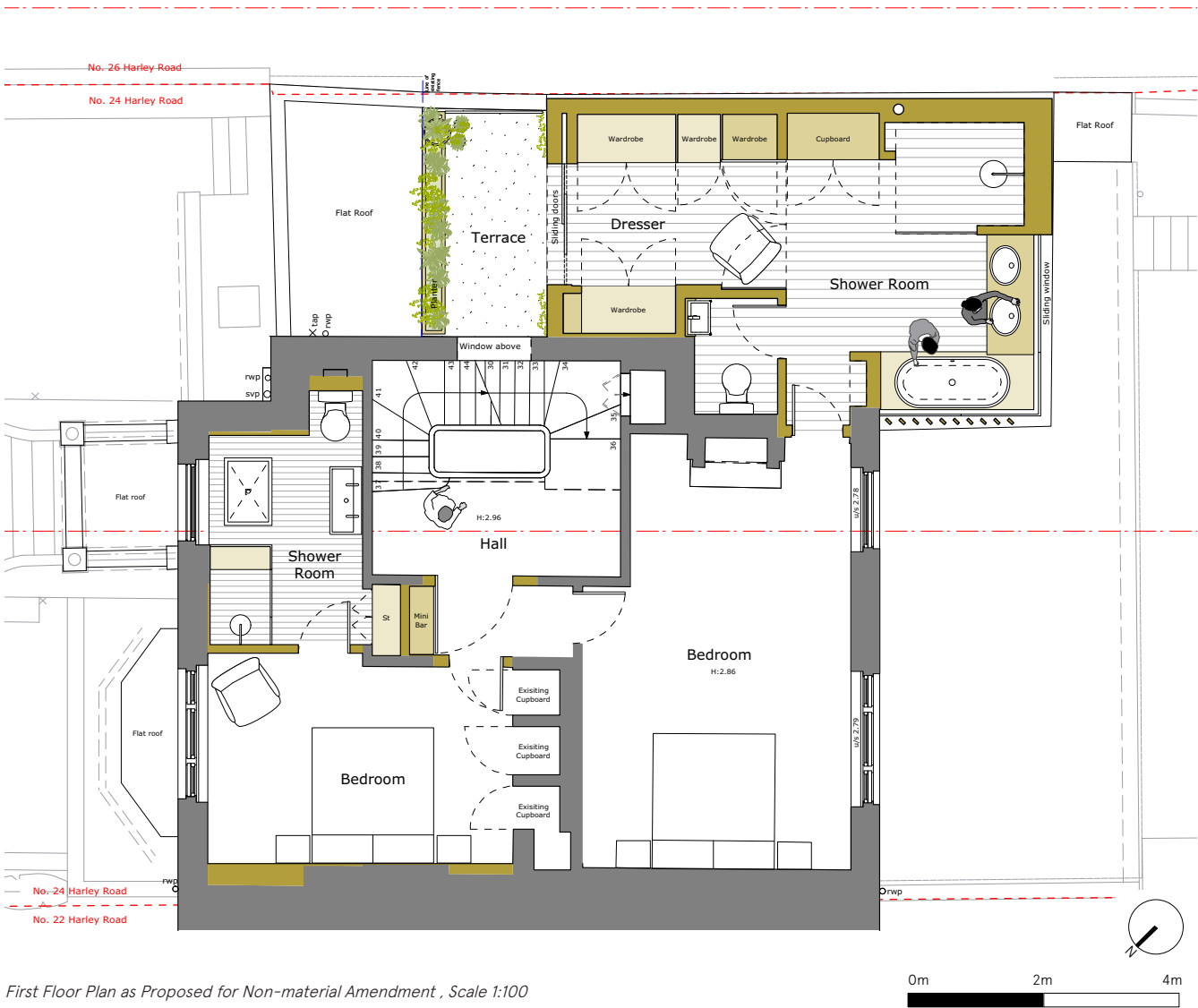
Aerial Photo of Arundel Square from East (Image above)



Design

Foorprint and Design Mass

The amended proposal's footprint, size and massing have not been affected by the design changes, and remain the same as the consented design.



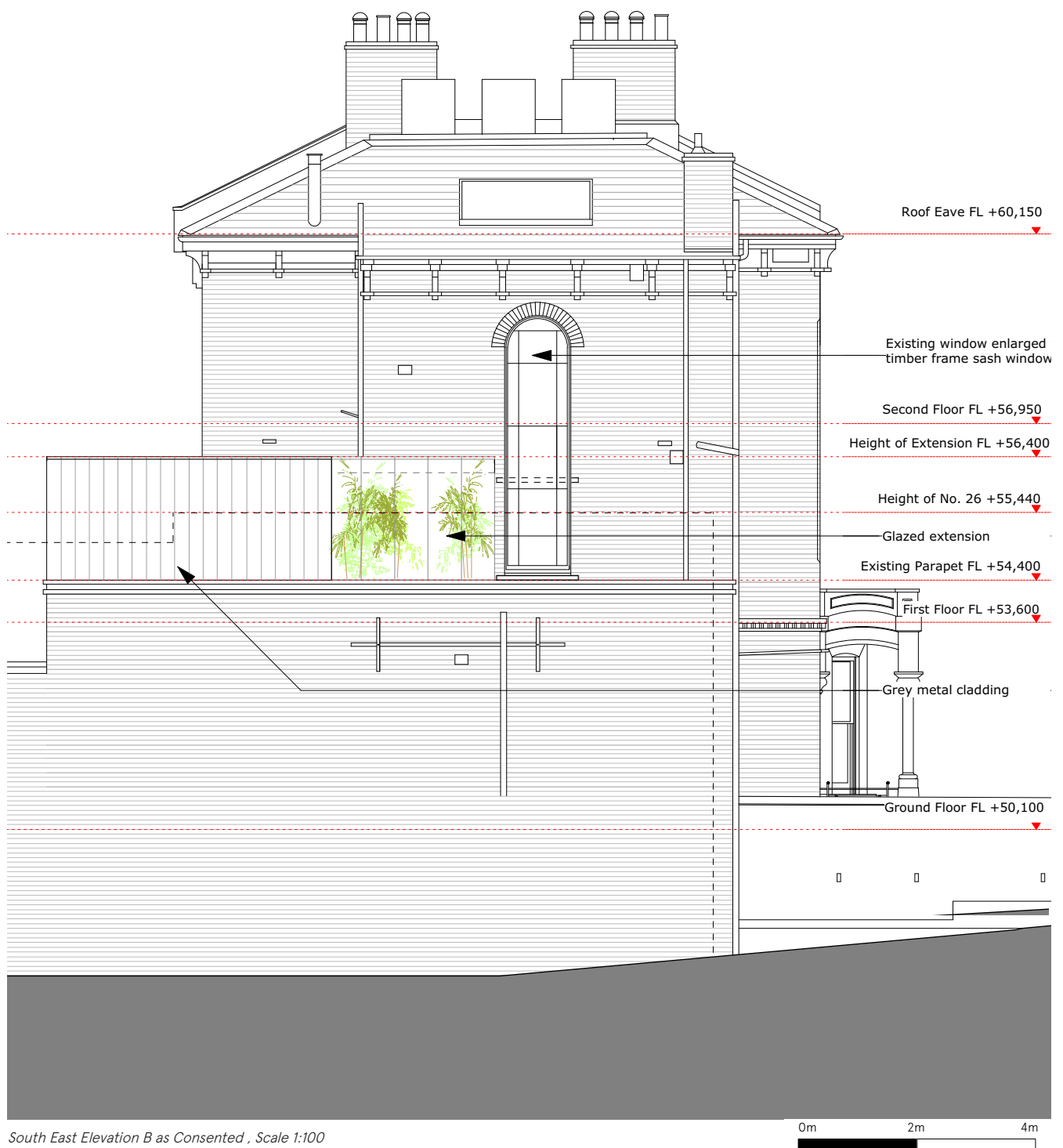
First Floor Plan as Proposed for Non-material Amendment , Scale 1:100

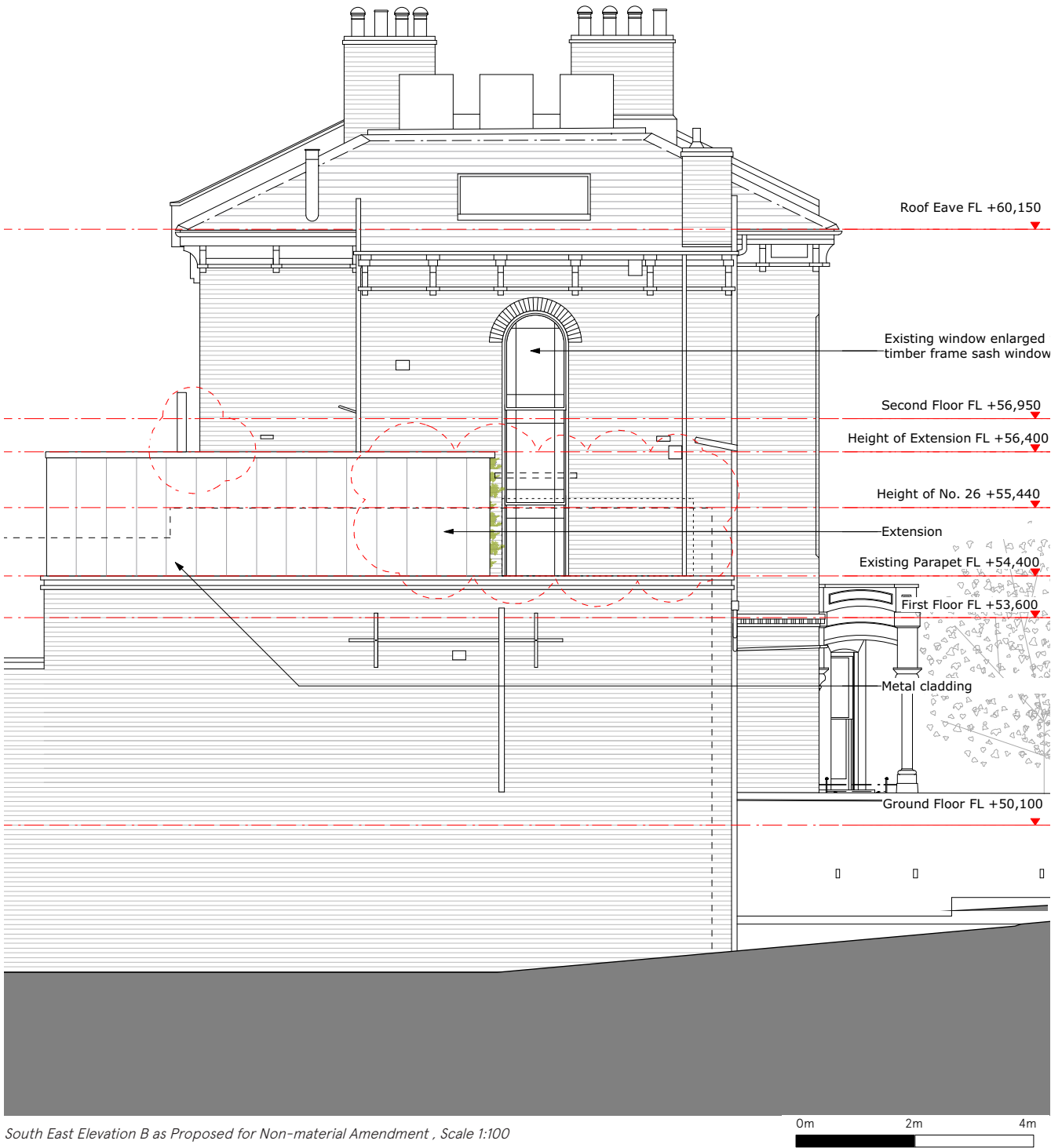


North East Elevation A as Consented , Scale 1:100



North East Elevation A as Proposed for Non-material Amendment , Scale 1:100





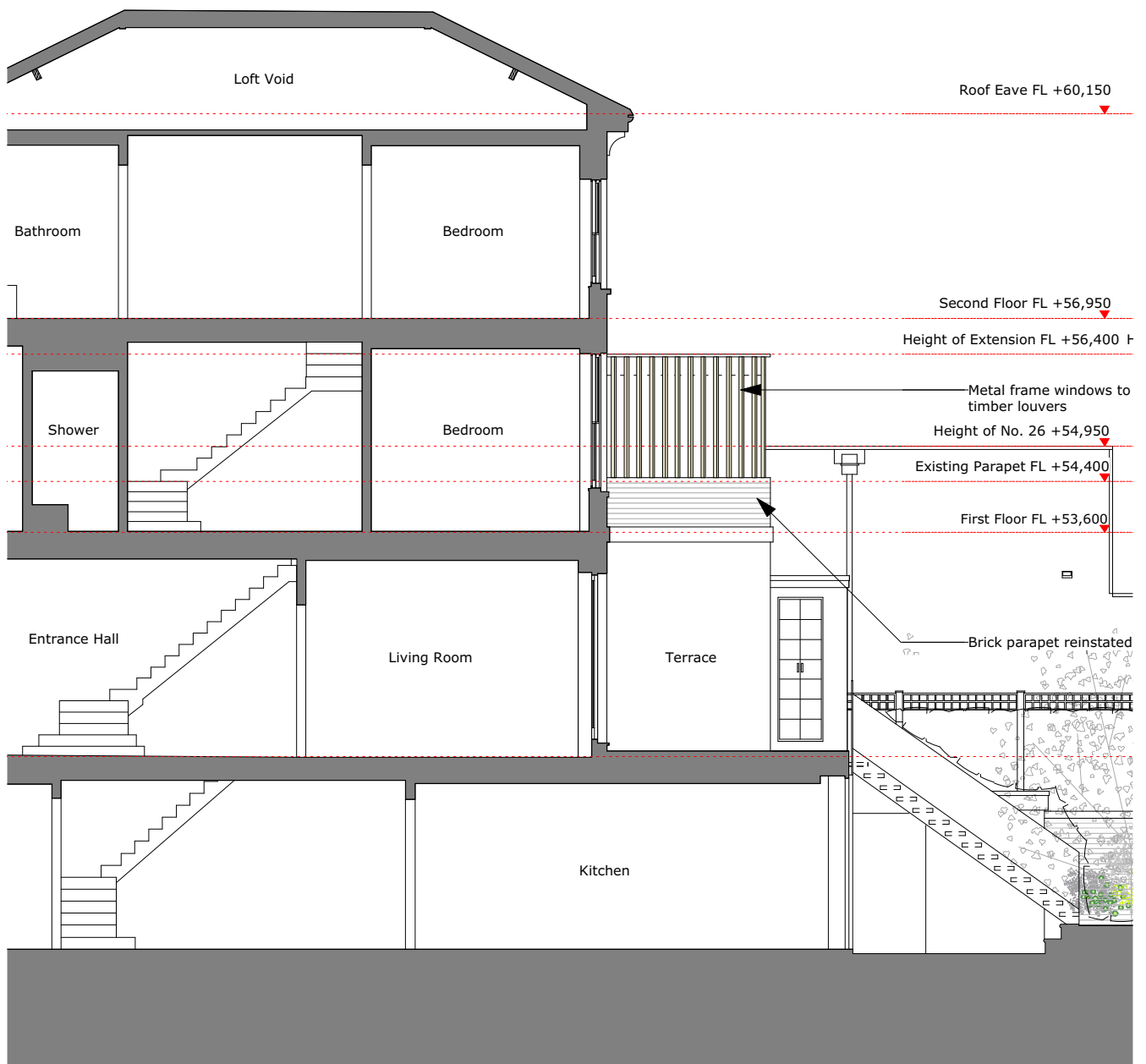
South East Elevation B as Proposed for Non-material Amendment , Scale 1:100



South West Elevation C as Consented , Scale 1:100



South West Elevation C as Proposed for Non-material Amendment , Scale 1:100



North West Elevation/Section D- Proposed as Consented , Scale 1:100

