

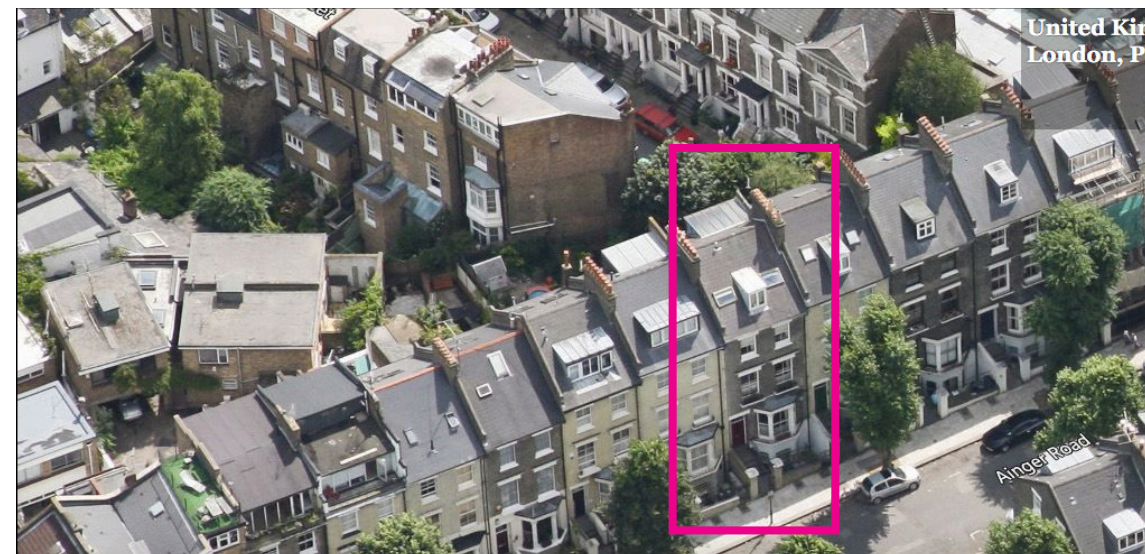
18 A AINGER ROAD NW3 3AS -ACCESS AND DESIGN STATEMENT



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<p>purpose of issue</p>		<p><i>scale</i> NTS</p>	<p><i>date</i> 10.05.2021</p>	<p><i>project ref.</i> 0000</p>	<p><i>drawing no.</i></p>		



Birds eye view of Ainger road southern elevation



Birds eye view of Ainger road



View of 18 Ainger road looking from Chamberlian Terrace

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View from southern lower courtyard looking at first floor conservatory



internal view of existing conservatory looking out towards mature Birch tree and gable end of neighbouring terrace



View from existing conservatory out towards small terrace.

general notes

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IF IN DOUBT ASK.

purpose of issue

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FULL PLANNING APPLICATION

project name

18 A AINGER ROAD
PRIMROSE HILL

scale NTS

date 10.05.2021

drawn by --

checked --

drawing title

CLIFTON INTERIORS
EXTENSION TO EXISTING
APARTMENT.

project ref. 0000

drawing no.

revision #

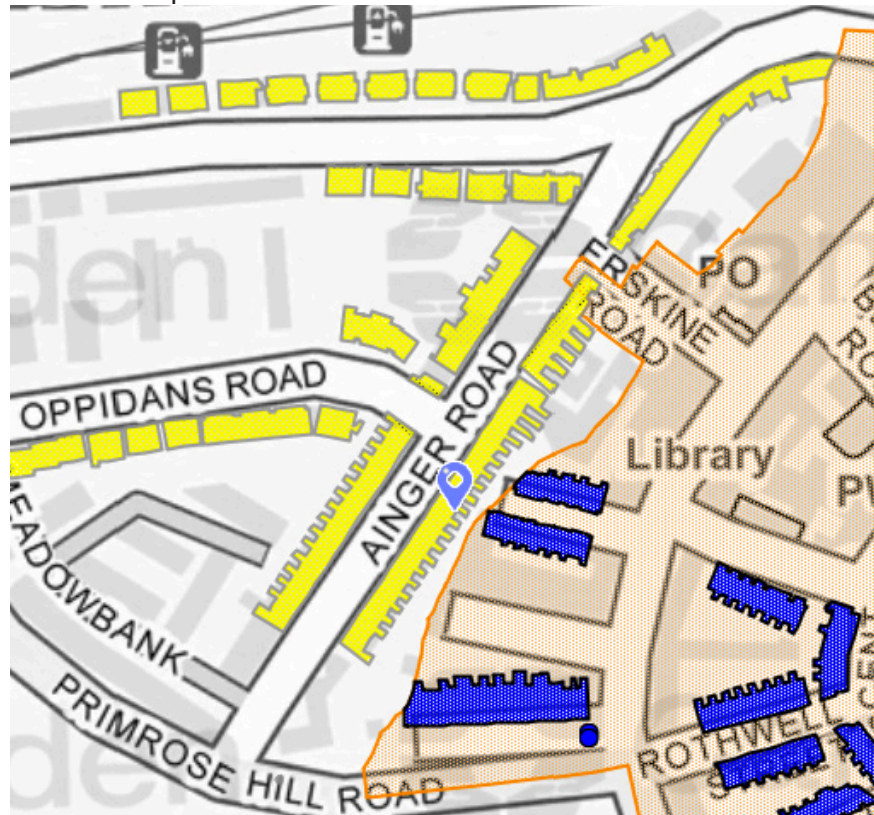
CLIFTON INTERIORS LTD

168 Regents Park Road
Primrose Hill, London NW1 8XN

t : 020 7586 5533
f : 020 7586 1987
e : info@cliftoninteriors.com
www.cliftoninteriors.com



location plan



18 A in relation to conservation area.

Proposed Application:

The Applicants: Faris Al-Sulayman and Noura Alebraheem would like to apply for full planning permission for sympathetic amendments to 18A Ainger Road, Primrose Hill, NW3 3AS

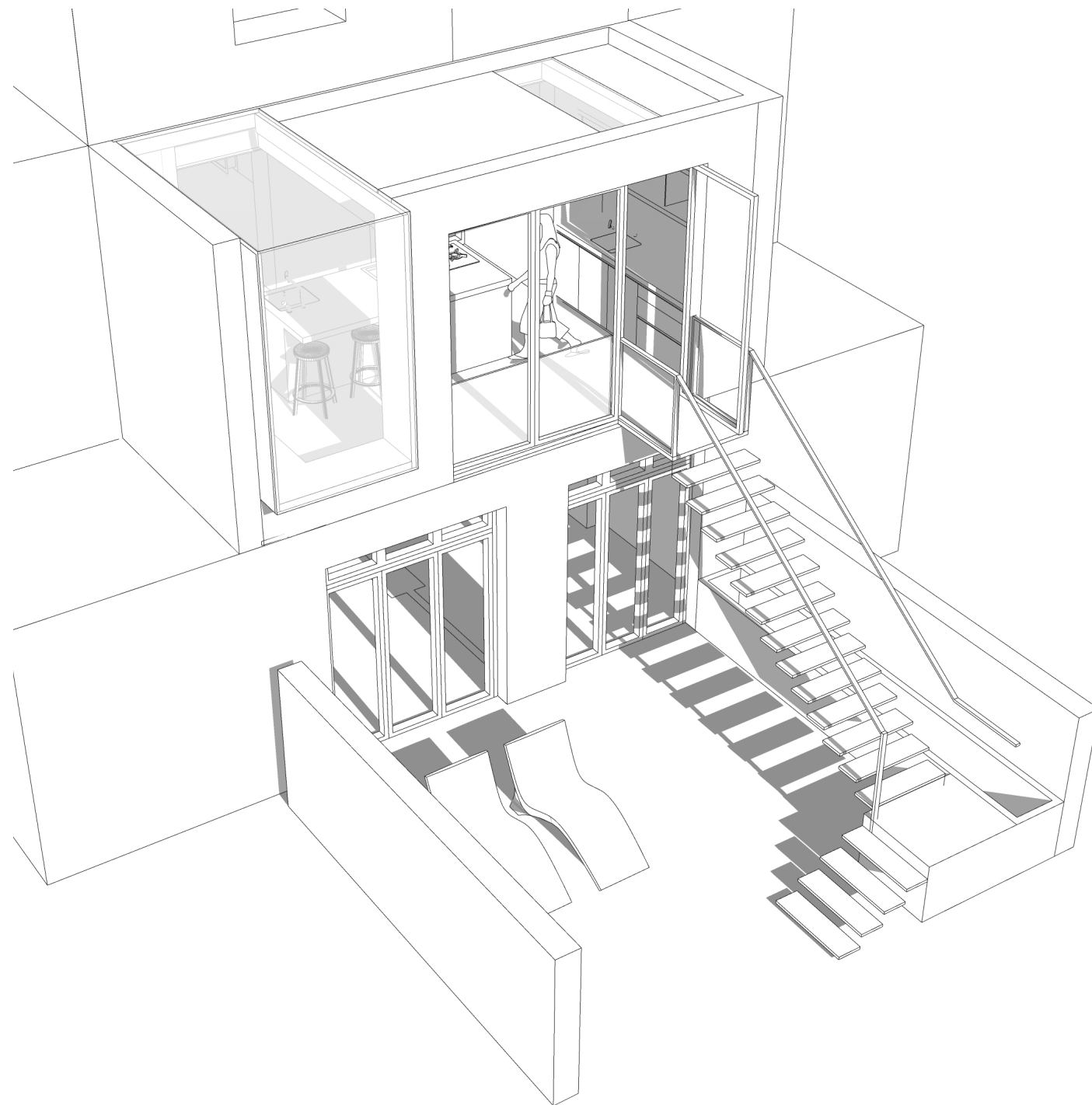
Proposed Application Description:

Full planning permission for a rear extension to the upper ground floor of apartment 18A, with 2 skylights and a new external staircase to the rear garden situated at lower ground level.

The Property:

The applicant site is located in Ainger Road, halfway up the hill between King Henry Road and Primrose hill Road, where one is able to access the park. We believe that number 18 is part of 38 terrace houses, and 3 stables, constructed in 1878-1879 by George Pownall successor to John Shaw, one of the principal developers behind Chalcots. Ainger Road was the last road that George Pownall applied to develop in the area. The building itself is faced in a light sandy stock brick and consists of a lower ground floor, three floors above and additional accommodation in the roof. The applicant's apartment occupies two floors, consists of the lower ground floor and upper ground floor. The site is outside, but borders the Primrose Hill Conservation Area.

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View 1. of proposed extension

The Proposal:

Local Context:

The apartment is accessed off the common parts, at upper ground floor. The living room dining room and kitchen are located on this floor with 3 bedrooms and two bathrooms situated at the lower ground floor. The existing kitchen is very constricted and narrow due to existing constraints imposed by structure etc. It opens up into an existing small conservatory and there is also a small terrace located off the dining room.

The Applicant wishes to gain permission to remove the existing conservatory and add an extension that will also incorporate the existing small balcony. By removing a central column and adding 7.8 sq m, the resultant space is far more usable. The applicant would also like to have permission to activate a very under-utilised rear courtyard garden situated at lower ground floor by requesting permission to add a delicate light weight staircase off set from the neighbouring boundary to access this garden.

Proposed Design:

The proposal is to first demolish the existing glass conservatory. By also using the existing narrow terrace it is possible to create a consolidated revised space with a footprint of 5500mm x 2500mm. This consolidated new space can be successfully integrated with the rest of the existing living space by removing the existing central structural column and introducing a new-engineered beam spanning the width of the property,

The proposed new staircase is an additional link that will allow the new kitchen / entertainment area to interact with the under utilised garden at lower ground level.

The concept behind the staircase is for the upper portion to be purposefully "light" until it engages with a heavier base landing. The last few steps are to appear as part of the very large gable boundary wall that defines the Chamberlain street end of terrace units.

The staircase is purposefully set away by 600 mm from the boundary to allow for the creation of a planter which will act as a transitional interface between the two properties. This space will be softened in time by mature vegetation. The staircase will be designed around the existing beautiful mature Birch tree.

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Aesthetically the design intention is to have the consolidated volume externally made up of a number of elements to reflect the eclectic mix of elements evident in the existing elevation and the terrace as a whole. The first element being a bespoke window seat with glazing “wrapping up and over”. This feature will project proud of the façade by 300mm. The new set of 3 glazed doors push out towards the garden. The new composition is book ended by the party walls on either side. We propose using render to complement the existing brickwork base. An additional skylight is proposed over the working end of the kitchen running parallel to the bespoke window/skylight.

Precedent:

There have been several applications made historically to this property. As well as several change of usages.

PE990031/R2- GRANTED

PE990031/R4-GRANTED

P9602606-REFUSED (enclosing lower front courtyard with conservatory)

9400219-GRANTED

2017/11113/P-GRANTED

We have noted successful precedents in the road and surrounding neighbourhood for similar proposals. A few noted.

2013/4441/P-GRANTED

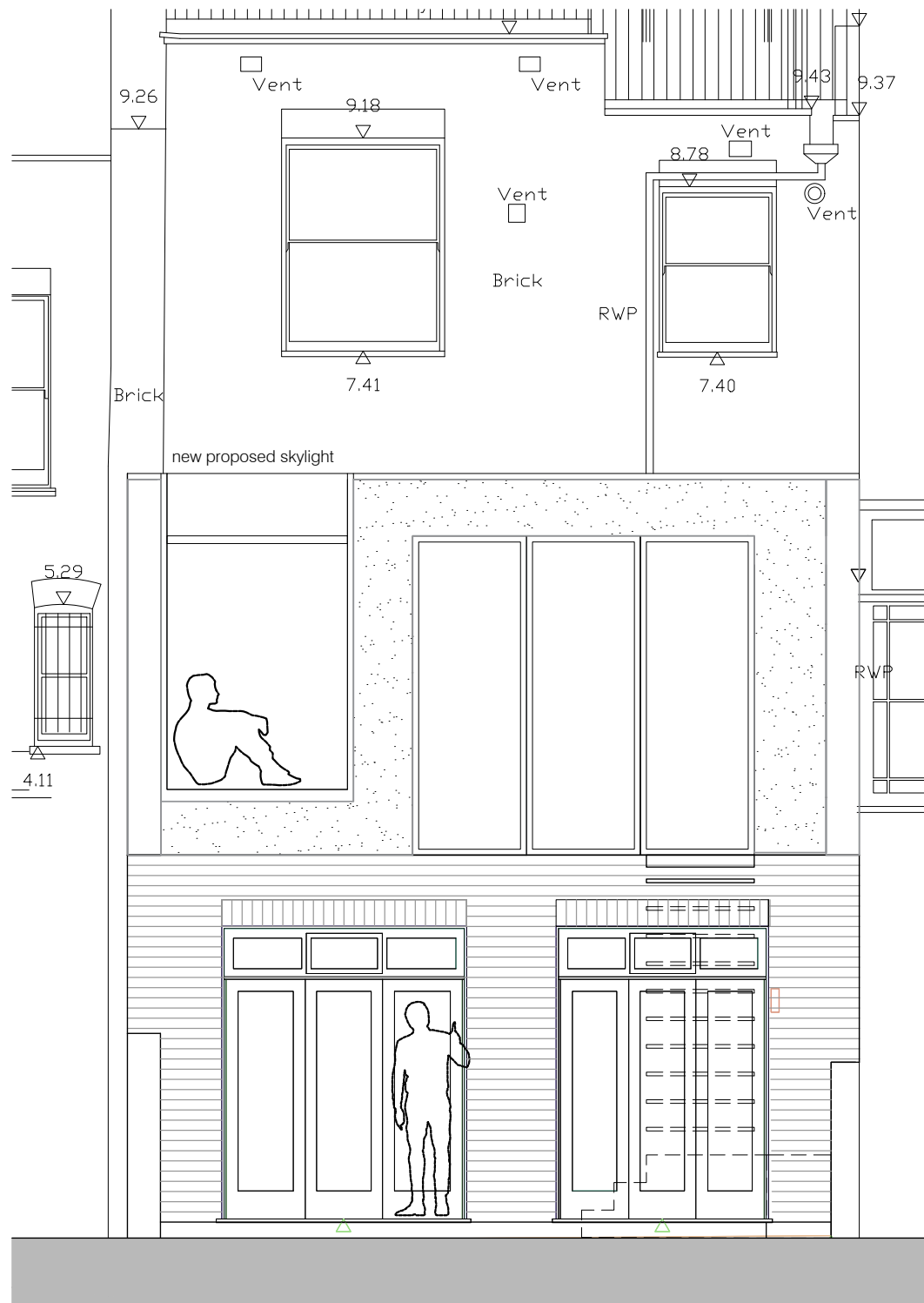
2015/4249/P-GRANTED

2015/6726/P-GRANTED

2016/0114/P-GRANTED

View 2. of propped extension from southern courtyard garden

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Proposed elevation

Conclusion:

We believe the design of this extension and associated link to the rear garden has been sensitively considered and respects the requirements of the planning policy of the local authority.

We have approached this design by addressing 3 key issues that we feel will guide the council in their decision.

The scale and appearance of the proposal.

We believe that the proposed additional bulk is sensitively integrated into the existing neighbourhood bulking fabric.

The impact upon the surrounding area and adjoining neighbours.

The existing Ainger Road southern elevation of the terrace is a rich mixture of doors and windows, terraces, dormers, conservatories, and bulking configurations. The new proposed work will have little impact on this rich texture. The materials being proposed reflect the existing fabric of the terrace. This proposal will have little effect upon the character or appearance of the area.

Amenity issues such as loss of sunlight and daylight, overlooking, and loss of privacy.

We do not believe that the proposal will have any effect on neighbouring loss of privacy, sunlight or daylight.

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