

May 2021

21-105 / Flat 1, 117 King Henry's Road, NW3 3RB

Side Entrance Extension

1. Introduction

1.1 This Design and Access Statement is prepared in support of a full planning application for construction of a single storey side extension to the lower ground and ground floor maisonette at 117 King Henry's Road, NW3 3RB.

2. Existing Building and Context

- 2.1 The building is a semi-detached Victorian brick villa, which has been historically subdivided into flats and extended to the rear and into the roof.
- 2.2 The application relates only to the lower ground and ground floor maisonette, which is currently accessed from a narrow side alleyway behind its own entrance gate.
- 2.3 The building is in the Elsworth Conservation Area, but is not Listed or locally listed.



117 King Henry's Road (garden flat access via gate to right of main entrance)

3. Proposal

- 3.1 The proposal is to roof over and enclose a 6.4m long section of the existing side alley, to create a new secure entrance facing the street, replacing the existing entrance door which faces the garden wall.
- 3.2 The side extension will provide an additional 7.6m² of living space for the dwelling.
- 3.3 From the street, the proposed will look similar to the existing condition, which features a wooden external security gate. This would be replaced by a wood clad front entrance door, in approximately the same position and at a similar height to the existing gate.
- 3.4 The entrance would continue to align with the security gate to the neighbour's property at no. 119.
- 3.5 There will be a section of dark coloured zinc flat roof at the entrance, with the existing garden boundary wall built up in similar London stock brick to form a low parapet. The new roof will not be visible from the street.
- 3.6 A double glazed rooflight will follow the slope of the ground towards the rear, to bring in natural light from above without creating any overlooking.
- 3.7 A rear door across the width of the alleyway will provide access to the garden without entering the main part of the dwelling.
- 3.8 Internally, the entrance hall would be opened up to improve access, and a new staircase constructed to replace the existing winder stair.
- 3.9 Materials will appear similar to the existing, and from the street the extension will be largely hidden.



Existing entrance gate



Proposed entrance door

4. Access

- 4.1 The dwelling is in an area of good public transport accessibility, and the small addition of a side extension will not affect parking or other transport matters.
- 4.2 Current access to the front door is via a narrow set of external steps down the alleyway; these are challenging to negotiate with children/carrying a buggy.
- 4.3 Whilst it is not possible to remove the steps or provide an alternative access route, by enclosing the entrance area it is possible to widen the steps internally, which will significantly improve accessibility.



Existing narrow entrance steps and gate at top