

DESIGN AND ACCESS STATEMENT

43 QUEENS GROVE, LONDON, NW8 6HH

HOUSEHOLDER PLANNING APPLICATION

June 2021

This planning application seeks consent for a proposed upper ground floor rear terrace and modification to the rear upper ground floor fenestration

BACKGROUND/LOCALITY

43 Queens Grove is a large attractive detached single dwelling in the London Borough of Camden. The house is currently split over 4 floors, lower ground floor, upper ground floor, 1st floor & second floor. There is off street parking for 1 car and an integral garage at lower ground floor level.

The house has a landscaped garden to the front and a large attractive 480 sqm garden to the rear. The rear garden consists of grass, a small paved area and 3 mature trees.

The rear of the house has already been altered many times over the years. Likewise on both sides the neighbours have extended and rebuilt on various occasions.

The property is well located with Swiss Cottage & St Johns Wood underground station within a 5 minute walk. St Johns Wood High Street & Finchley Road are also within easy reach where there are a large variety of local shops & cafe's.



existing terrace at high level to neighbouring property

window to be blocked up

location for proposed terrace

THE PROPOSALS

This planning application seeks consent for a proposed upper ground floor rear terrace and modification to the rear upper ground floor fenestration

A contemporary upper ground floor terrace extension is being proposed to the rear of the house extending out from the main volume of the original house towards the large garden.

A contemporary design has been proposed so it visually works well with the existing rear elevation of the property and is also of similar language to the other modern rear extensions either side

The terrace will be paved in light sandstone and sit on a powder coated steel frame structure. The balustrade will be made of structural glass with a timber handrail. As such, it would neatly knit the new terrace in with the existing building.

The proposed terrace will create amenity space directly accessible from the kitchen and a deeper than existing terrace from the living room. The proposed terrace would be broken down into two parts (reflecting the internal floor levels) and connected with steps which would be wide enough to be used as seating.

The existing bay to the right hand side currently consists of 3 timber framed sash windows. To give direct access from the kitchen out on to the terrace the proposal is to replace the central window with a pair of timber framed double doors. The design and proportion of the doors neatly blends in with the existing rear elevation. Additionally, the door to the small extension (left of the bay) is to be replaced with a new door similar in style to other double doors on ground level and the window next to it to be removed & blocked up with finish to match existing.



PROPOSED REAR ELEVATION

MATERIALS

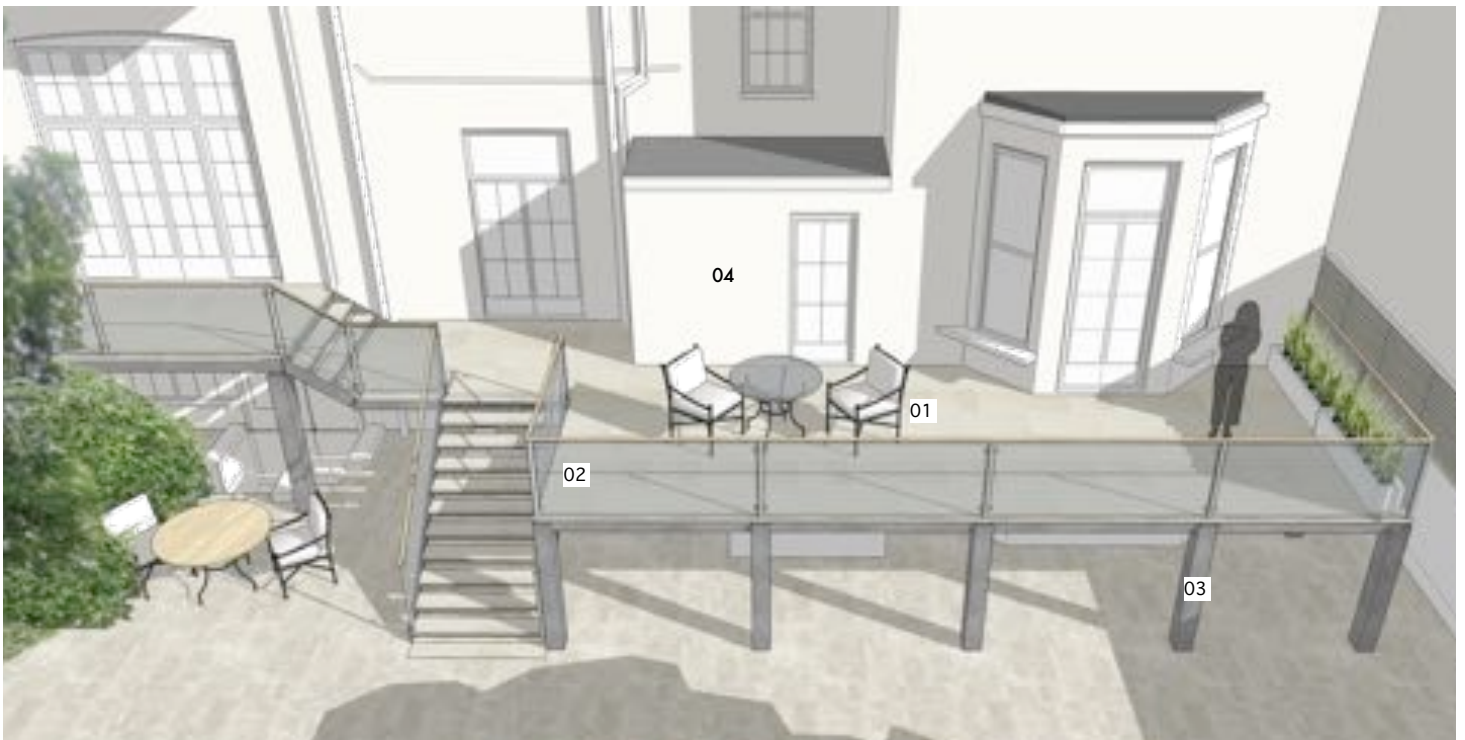
Frame :- powder coated steel

External stairs :- powder coated steel with sand stone treads

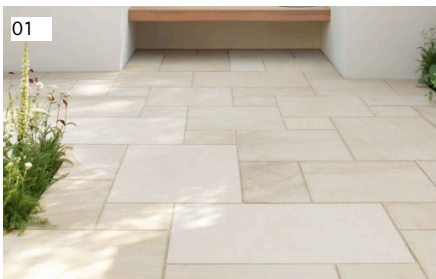
Floor finish to terrace, sand stone tiles

Doors, timber framed to match existing

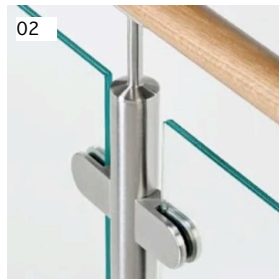
External wall (where window blocked up) painted render to match existing



MATERIAL SELECTION



Terrace paving: Sawn & Sandblasted Sandstone 'Beachside' Sand
https://www.pavingsuperstore.co.uk/stonemarket-paving-sawn-and-sandstoned-sandstone-beachside-sand-paving-slabs.html?m=grouped&prod_id=651&aid=651



Glass balustrade with stainless steel posts and timber handrail
https://www.s3i.co.uk/mod-932-pre-drilled-baluster-mid-post.php?pid=13188&gclid=Cj0KCQjw7pKFBhDUARIsAFUoMDYVvwyLaPo7yyveT0od-aqSWE4HvvOw9ragRFN7wqhRLcS_QGp-74EaArb4EALw_wcB



Steel frame construction
https://www.s3i.co.uk/mod-932-pre-drilled-baluster-mid-post.php?pid=13188&gclid=Cj0KCQjw7pKFBhDUARIsAFUoMDYVvwyLaPo7yyveT0od-aqSWE4HvvOw9ragRFN7wqhRLcS_QGp-74EaArb4EALw_wcB

04

Painted render to match existing

REFUSE STORAGE

To remain unchanged.

BICYCLE STORAGE

To remain unchanged.

ACCESS

Access to the front of the property will remain unchanged. Additional access to the rear garden is being proposed from the kitchen.

CONCLUSION

The proposed modifications have been sensitively designed in order to preserve the characteristic form of the existing building.

It is also concluded that the works would not impact harmfully upon levels of amenity enjoyed by residents of neighbouring properties.

Therefore, it is concluded that the proposals would be in accordance with the relevant policies of the development plan.