

## Design and Access Statement

**Applicant:** Miltiadou Cook Mitzman Architects LLP

**Site:** 14A King Henry's Road, NW3 3RP

**Proposal:** Replacement of existing rear extension at upper ground level and alteration of external stair to garden including the alteration to the party wall.

### Introduction

This statement is to support the planning application for the rebuilding of the rear extension of 14A King Henry's Road NW3 3RP. This will involve the remodelling of the upper ground floor extension with a more private boundary wall condition installed to the west of the site.

An exact description and details of the proposed works can be found within 'The Proposal' section below.

This document is to be read in conjunction with the following drawings that have been submitted as part of the application:

363-DWG-000-OS	OS Map
363-DWG-001-SP	Existing Site Plan
363-DWG-002-XX	Existing Lower Ground Floor Plan
363-DWG-003-00	Existing Ground Floor Plan
363-DWG-004-RP	Existing Roof Plan
363-DWG-030-0P	Site Photographs
363-DWG-101-SP	Proposed Site Plan
363-DWG-102-XX	Proposed Lower Ground Floor Plan
363-DWG-103-00	Proposed Ground Floor Plan
363-DWG-104-RP	Proposed Roof Plan
363-DWG-110-AA	Section AA
363-DWG-111-BB	Section BB
363-DWG-112-CC	Section CC
363-DWG-113-DD	Section DD
363-DWG-020	Elevation 1
363-DWG-021	Elevation 1a
363-DWG-122	Elevation 2
363-DWG-123	Elevation 3
363-DWG-124	Elevation 4

### Location and Context

The site is located to the north of Primrose Hill, in the London Borough of Camden. The property is not located within a conservation area.

## Existing Building

14A King Henry's Road is a ground and lower ground maisonette within a terraced dwelling. The original building is Victorian and is not listed. The property faces south east and is built on a stepped site. The property is set behind solid brickwork walls with decorative features and steps leading up to the front door. There is a single storey, bay window, at the front of the house on the ground floor with a two storey extension to the rear.

The current upper ground floor extension is fully glazed on three sides resulting in overheating in summer and an unacceptably cold environment in winter. In addition the side elevation provides no privacy between no. 14 and the garden of no.16.

There is also a landlocked study with no natural ventilation and limited light which is not fit for modern living. The study is encased in a glass and aluminium frame which has caused a range of problems including water ingress and damp issues alongside compromising living experience within the space.



*Photograph of existing rear two storey extension*



*Photograph of current extension highlighting study encased in glass frame*

## The Proposal

The main proposal is to rectify all the existing faults with the design and construction of the extension.

These alterations include the rebuilding of the upper ground floor of the non-original two storey extension. Please find details of the proposed alterations outlined below:

- Rebuilding of upper level of non-original two storey extension.
- New design will have a sash window and powder coated aluminium sliding doors on the North elevation. Extension will be built out of brick to match London stock.
- There will be three roof lights installed in the new flat roof. Flat roof with parapet detail. Parapet detail to be finished with single weathered coping stones.

- On the west boundary, the extension will be rebuilt as a solid wall on the party wall line. The change from glazing to solid wall will improve privacy between this site and the neighbours'.
- This privacy will be maintained as the garden wall to the west of the site will be raised. The new wall will also act as a balustrade for the proposed staircase and will follow the form of the staircase. A similar staircase design has been implemented in an adjacent property, 12 King Henry's Road.
- On the eastern boundary, the extension will also be rebuilt as a solid wall, in place of existing glazing which will again restore the integrity of the party wall and also the privacy between the neighbouring sites.

No changes will be made to the south elevation or to the lower ground floor of the existing extension. Therefore, there will be no work done to the original building.

Internally there will be other minor alterations not subject to planning permission.



*Precedent for proposed external staircase: Photograph of neighbouring property's external staircase*

### Relevant planning history

In 2008, planning permission was granted for the existing extension which includes the upper ground floor glass and aluminium encased playroom.

### Conclusion

This application seeks permission for external alterations to the upper ground floor and boundary wall at 14A King Henry's Road. The property will remain as a single family dwelling. The proposed solution simplifies an existing convoluted design which is not effectively supporting modern family living and makes more efficient use of the available space. The proposal will have minimal impact on neighbouring properties and will restore a level of privacy between neighbouring properties. It is in keeping with Camden planning guidelines.