

JOB NO: 1258
JOB: 31B KING HENRY'S ROAD, LONDON NW3
REF: DESIGN & ACCESS AND SUSTAINABILITY STATEMENT
DATE: 29/03/19

Planning History

Planning permission was granted 17/10/07 for a single storey rear extension with the main bedroom located in the rear extension (Ref: 2007/4255/P). This permission was subsequently renewed 2/8/10 (Ref:2010/2869/P) and again 13/8/13 (Ref:2013/3818/P)

Planning Application

The current planning application is for a single storey rear extension of the same volume as the previous permission granted 13/8/13 (Ref:2013/3818/P), similar alterations to the windows and door on the side elevation and the reinstatement of an existing gate in the rear garden wall on Ainger Road. It will be necessary to reposition the 'Ainger Road' street sign and Inhouse Design Associates has liaised with Camden Council Highways Department, who are amenable to the street sign being repositioned.

The flat is currently in a poor state of repair and the proposed 2 bedroom unit with study will be of a high standard of design.

Existing access to the flat is via a private gated entrance, which will be lit at night and which will have an entryphone system. Due to the nature of the property it is not possible to provide level access from the street.

The new extension is to be built at the same floor level of the existing flat and will have level access to a patio. The scale of the extension is subservient to the main building and is to be finished in materials to match and echo the existing materials on site. The raised level of the existing garden and the existing boundary walls diminish the impact of the extension from the rear and side.

Compliance with Lifetime Homes standards:

The flat is close to shops and transport. There is no space on the site for parking provision.

The approach to the entrance will be well lit and there is an existing overhang to provide shelter. The entrance itself will have level access.

The open plan kitchen/dining/living area allows for wheelchair turning and has direct and level access to the patio area.

The bathrooms will be capable of taking handrails etc

The main bedroom is adjacent the bathroom en-suite and an easy route is provided between the rooms.

The bathroom is laid out to enable easy access to the bath, wc and basin.

Windows in the new extension are full height and easy to open and operate.

All mechanical and electrical controls will be at a height between 450 and 1200mm from the floor.

31B King Henry's Road
London NW3 3QR



View of proposed rear single storey extension (West Elevation)



View of rear elevation from raised garden (South Elevation)



View from 29 King Henry's Road rear garden