



## 22A HARLEY ROAD, NW3 3BN

### PLANNING, DESIGN AND ACCESS STATEMENT

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#### INTRODUCTION

This planning, design and access statement is submitted in support of a proposal for a change of position of the main access door to the lower ground floor flat at 22 Harley Road, and for the demolition of the existing conservatory extension, to be replaced with a solid partial rear ground extension.

The changes respond to internal configurations to be implemented to the property for more convenient use of its inhabitants.

A recent application has been submitted and being considered for the same extension at 3.5 meters depth. This new submission proposes a 4.5 meters deep extension, as it has been now assessed and considered that the extra meter in depth will provide exponential benefits to the new occupier of the property, whilst the effects over the character of the conservation area, the terrace and the immediate neighbouring properties are not different to that of a 3.5 meters deep extension, due to the new extension's distance to other properties and the diversity in shape and depths of extensions on the terrace and street.



## **SITE AND CONTEXT**

22 Harley Road is a three-storey semi-detached house in the context of 3 semi-detached pairs erected on the west side of Harley Road c.1886

The house lies within the northwestern corner of the Elsworth Conservation Area.

All other properties of the group have formed different types of rear extensions full width rear extensions:

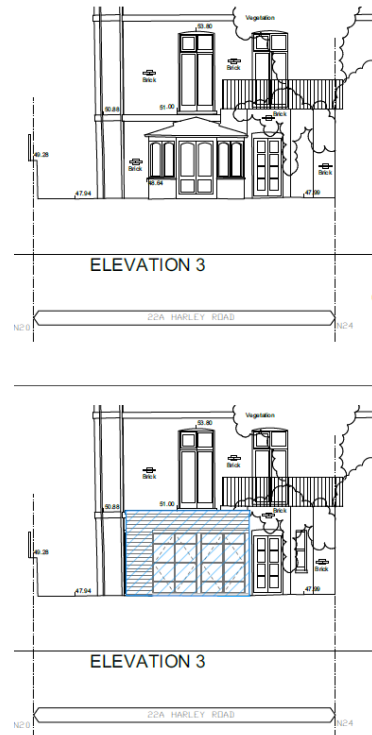


## **DESCRIPTION OF THE PROPOSAL**

The existing rear conservatory is to be removed, and a new extension is to be built with the same depth of the conservatory and to extend and align with the south elevation of the property. The new extension is to be built in brickwork to match the existing at the building.

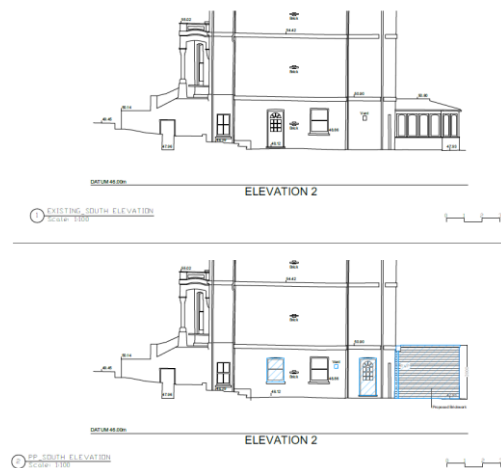


Existing conservatory



Existing and proposed elevations

The entrance door to the flat is to be relocated to allow for internal changes. The existing door is to be replaced by a window:



The relocation of the entrance door on the same elevation doesn't affect the existing access arrangements from the street.



## **PLANNING HISTORY**

Planning records show an application approved in 1981 to infill the spaces within the houses of the group. It was never implemented.

No other relevant records are found for 22 Harley Road.

Different applications have been approved for the rest of the houses of the group all to include full rear ground floor extensions, some others to include rear first floor and side extensions.

## **CONCLUSION**

The alterations proposed are modest in relation to the context, and in keeping with the character and appearance of the house and the conservation area.

No adverse effect is caused on neighbours' properties or amenities, nor on the character of the conservation area.

The proposal responds to the need of renovation and to the need of an improved internal layout for the new owner of the property.

We look forward to your approval of this proposal, and should you have any question or comments in order to make this proposal acceptable, please contact me on [marco@rmfstudio.com](mailto:marco@rmfstudio.com) or m. 0797 5644556.

Yours Faithfully,

Marco Ferrara-Bardile