

Design & Access
Statement
2 Berkley Road,
London NW1 8YR

March

2023



**Section 73 application following approval of application ref.
2022/1321/P to extend the rear steps and add privacy screening to the
Northern boundary wall**



1.0 INTRODUCTION

- 1.1 Summary of application
- 1.2 Site Description

2.0 SITE CONTEXT

- 2.1 Planning history

3.0 PROPOSED DEVELOPMENT

- 3.1 General Design principles

4.0 CONCLUSION



Figure 1 – Location of 2 Berkley Road, London NW1 8YR

1.0 INTRODUCTION

1.1 Summary of application

This application involves extending the steps leading from the approved ground floor and down to the garden/patio area for ease of access, especially for young children and elderly visitors. The applicant also proposes to erect timber privacy screening to the Northern boundary wall.

1.2 Site description

This property is located in the Primrose Hill Conservation Area. The property is an end of terrace residential dwelling built circa 1980 to match the adjacent period properties. It is arranged over five floors and has a small rear courtyard. *It should be noted that the approved work subject to the recent application is under way and this proposed amendment is for works not begun yet.*

2.0 PROPOSAL BACKGROUND

2.1 Planning history

The general planning history for this site was mentioned in the previous application. This application for such a minor amendment does not have any relevance to previous applications with exception of the recent one approved in connection to this application as noted below.

2022/1321/P

Erection of a new two storey rear extension following demolition of existing rear extension.

Approved 18th July 2022

3.0 PROPOSED DEVELOPMENT

3.1 General Design Principle

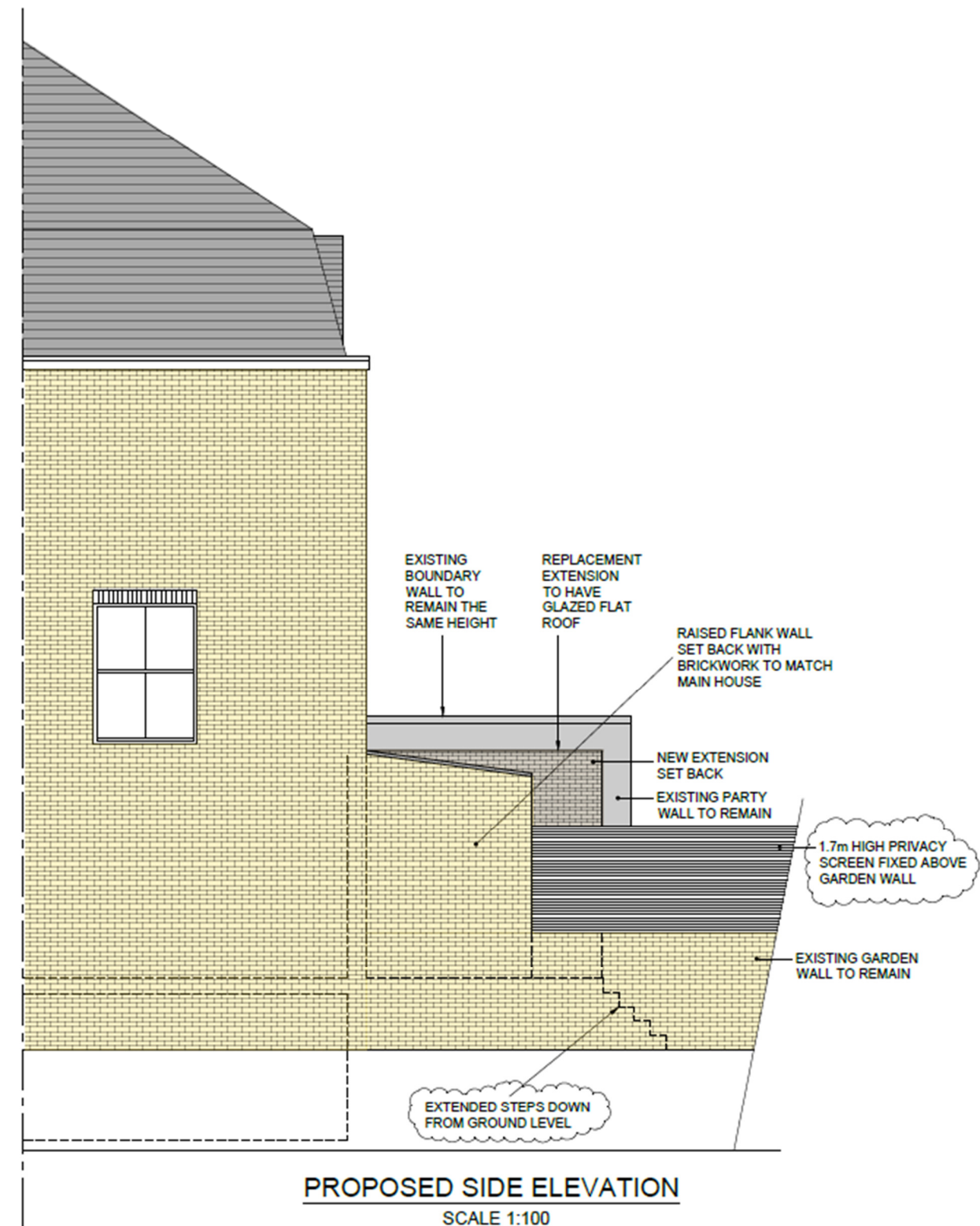
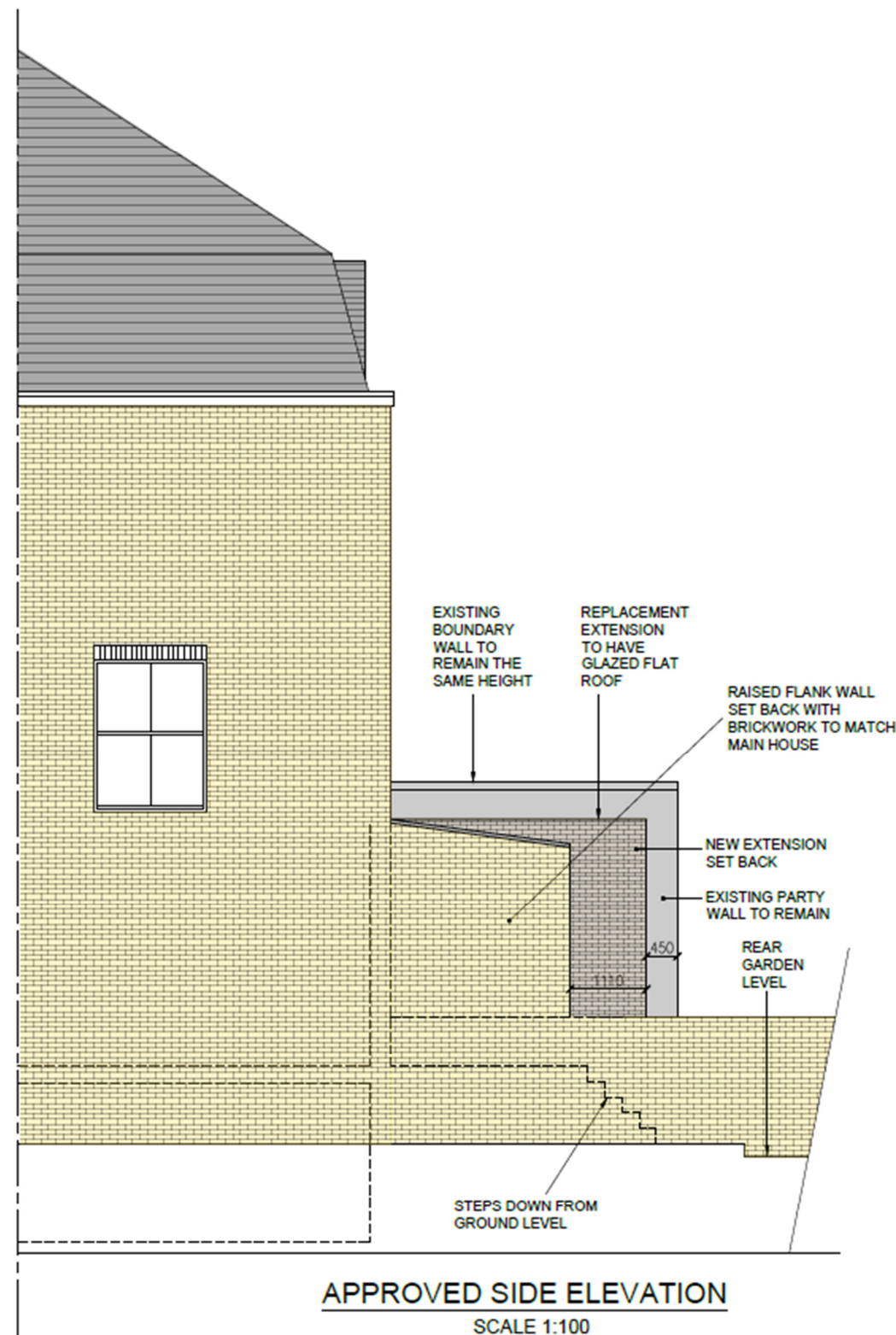
As mentioned above, the steps down to the lower garden have already been approved, though we wish to extend them further towards the rear to allow an extended 'flat' area as soon as you exit the ground floor doors. This will allow a safer descent of the steps allowing more space to manoeuvre.

For further privacy of this already secluded courtyard space, the applicant proposes to erect timber slatted screening in front of the existing garden wall. This will extend 1.7m above the ground floor level to allow privacy and avoid overlooking into any adjoining properties. It will also soften the already secluded courtyard which has a high wall to the rear.

Below is an image of the proposed steps and timber screening proposed.



Also below there are images of the already approved side elevation (as seen from the Regents Park Road properties). This shows the timber screening proposed plus the dashed lines indicating the steps down to the garden area (already behind the wall so not visible).



Further images below show the proposed change in the steps location. Fig 1 shows the approved location and Fig 2 shows the proposed location.

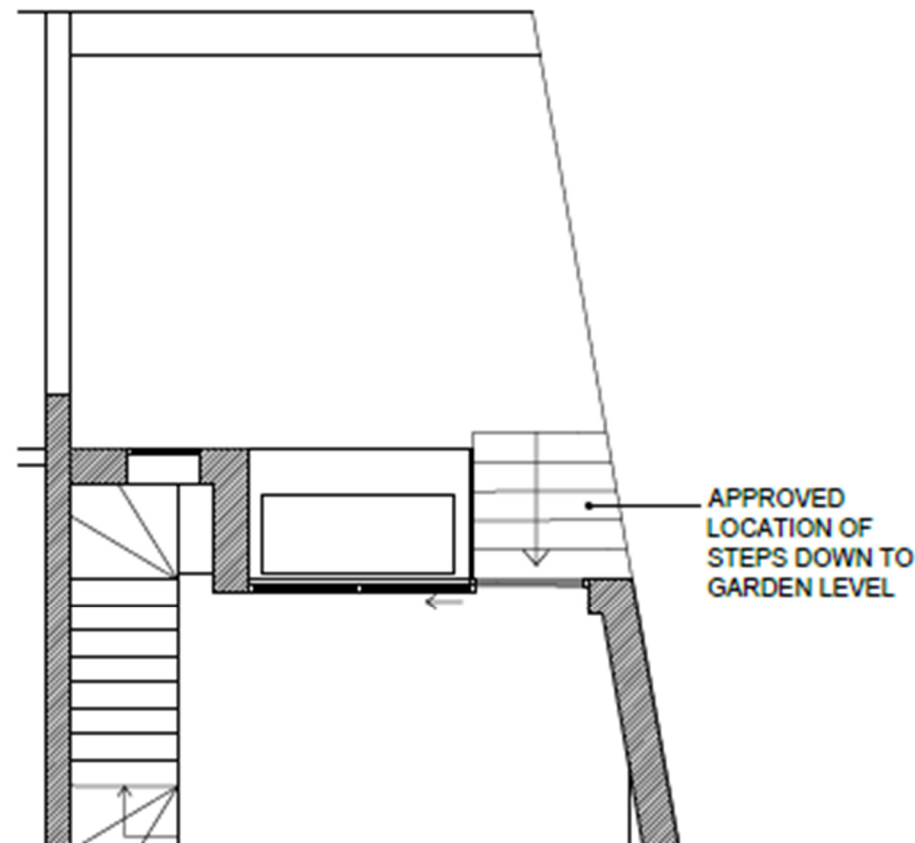


Fig. 1

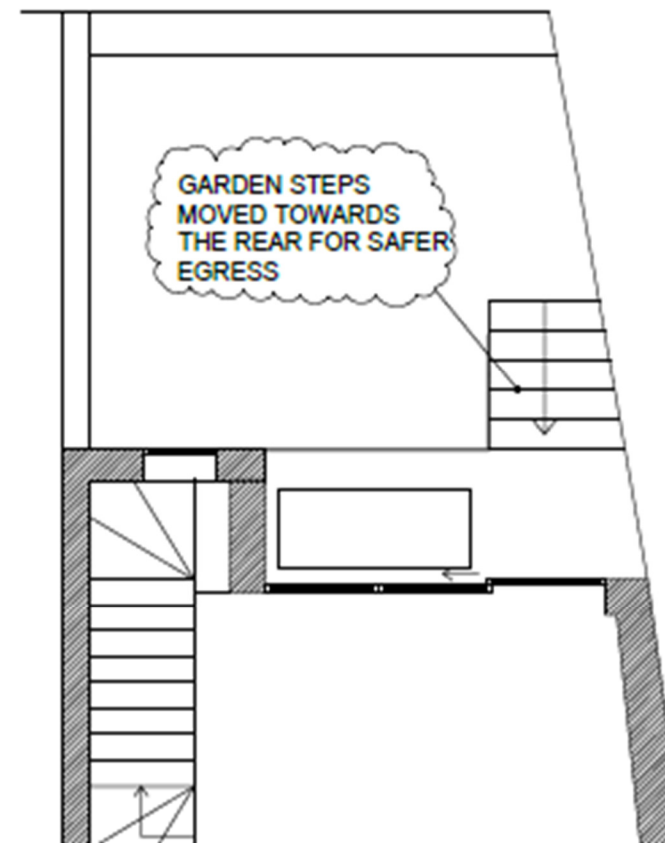


Fig. 2

4.0 CONCLUSION

We feel that this amendment to an already approved project has considered all relevant planning policies and the Primrose Hill Conservation Area design requirements and will therefore have little or no effect on surrounding properties and the environment. We feel that considering the above and that this Section 73 application also has **no impact** to the street scene, our application can be supported by Camden.