

19 Northumberland Place

Planning Statement

Feb 2024

FIFE · STUDIO
ARCHITECTURE + DESIGN

1.0 INTRODUCTION

This statement has been written on behalf of the applicant to support varying a condition on the approved application (ref: 23/00275/FULL) at the property 19 Northumberland Place.

This document should be read in conjunction with the following drawings and documents:

1. Proposed drawings included in this application:

100.1_Proposed Plans TO REPLACE approved drawing 100

200.1_Proposed Elevations TO REPLACE approved drawing 200

2.0 SITE DESCRIPTION

2.1 Introduction

The property is not listed, however does lie within the Westbourne Conservation Area. The existing terraced property comprises 4 storeys and is part of a terrace dating from mid 19th century. It is currently a single family dwelling.

There is an original 2 storey brickwork outrigger to the rear elevation. The main entrance is at raised ground floor level and there is existing secondary access at Lower Ground Level by way of the front lightwell. There are existing vaults beneath the front garden area at this level.

3.0 PROPOSED DEVELOPMENT

3.1 Proposal

The use of the property as a single family dwelling is not proposed to alter. The following alterations to the approved drawings have been proposed:

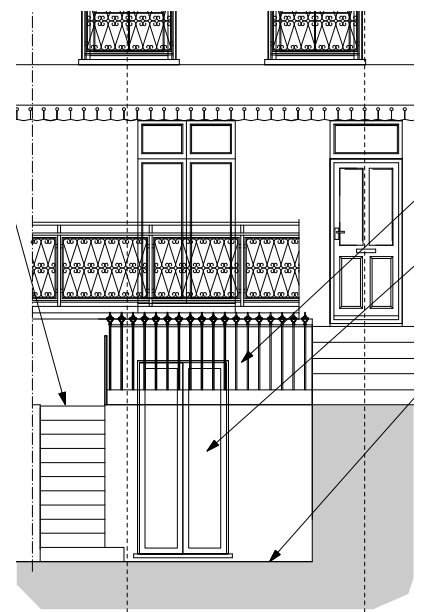
1. The window on the front elevation has been replaced with a door of the same width opening.



EXISTING FRONT ELEVATION



PREVIOUSLY APPROVED FRONT ELEVATION



PROPOSED FRONT ELEVATION