

DESIGN, ACCESS AND HERITAGE STATEMENT:

PROPOSED NEW GROUND FLOOR REAR EXTENSION AND ASSOCIATED ALTERATIONS TO THE FENESTRATION TO THE EXISTING GROUND FLOOR REAR EXTENSION TO FLAT 1, 105 PRIORY ROAD, LONDON, NW6 3NN.



Existing front elevation to 105 Priory Road showing the existing ground floor Flat 1 to the left of the front door.

Information and documentation in support of an application for Full Planning Permission for a new rear extension to the existing ground floor Flat 1, Priory Road, London NW6 3NN. The application supercedes a previously approved application for a side and rear extension (Ref: 2020/1035/P)



Left and Centre: Existing side driveway and front elevation to 105 Priory Road. Right: Existing ground floor side and rear extension to Flat 1.

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Aerial map showing 105 Priory Road located close to the junction with Compayne Gardens to the south, West End Lane running parallel to Priory Road to the west and the Jubilee Line West Hampstead Station to the north.

1. Introduction

This Design and Access Statement and Heritage Assessment has been prepared in accordance with the guidelines set out in the Commission for Architecture and the Built Environment (CABE's) Design and Access Statements (2006) and the criteria outlined in the 'Historic Environment Good Practice Advice' suite of documents (2017), as issued by Historic England with reference to the National Planning Policy Framework (NPPF) and related guidance given in the Good Practice Advice notes 1, 2, 3 and Advice Note 2.

The report accompanies an application for Full Planning Permission for the addition of a new ground floor rear extension to Flat 1, 105 Priory Road, London, NW6 3NN.

The proposed alterations to the existing house have been carefully designed to respond to the proportions and special architectural interest of both the host building and wider streetscape. The proposed new extension represents a reduced scheme following a previous approval for a larger side and rear ground floor extension (Ref: 2020/1035/P). This application supercedes the previous application and aims to create the additional bedroom space currently required by the owners for their growing family whilst working more with the existing arrangement of the flat.



View to the rear of 105 Priory Road showing the existing rear and side extensions to the subject property and neighbouring houses.

2. Site Context and Historical Analysis

Number 105 Priory Road is set back behind a walled front garden to the west side of the street, close to the junction with Compayne Gardens.

The house is located within the South Hampstead Conservation Area a few minutes walk from West End Lane and West Hampstead Station, and comprises a large detached 2 storey Late Victorian house in well detailed gault brick with original loft floor in the pitched roof, and a large glazed lantern over the main staircase. To the rear there is a long garden with a number of mature trees including a line of pollarded Lime Trees.

The house is currently divided into 7 separate flats across 3 storeys, all currently accessed via the original front entrance door.

Flat 1 occupies the south rooms of the original ground floor and includes an existing wrap around side and rear extension with a mix of tiled pitched roof matching the main house, and flat felt roof to the later additions. Immediately next door, Flat 3 has also added a ground floor rear extension with pitched roof (2010/3206/P).



Existing rear elevation to 105 Priory Road showing the existing ground floor side and rear extensions Flat 1 and the neighbouring rear extension to Flat 3.

The main house was built in the early 1880's as part of the development of the Powell-Cotton and Kilburn Priory Estates in an eclectic Victorian Gothic style. The building is generally well maintained and retains the original Gothic porch and other original stone and stucco detailing to the eaves and front bays in a mix of Gothic and Classical Revival styles.

The South Hampstead Conservation Area Statement notes:

Development in the area (finally) commenced in 1874, when Priory Road (then called Canfield Road) was opened, providing a gateway to the Western side of the Estate. Priory Road marked the boundary between the Maryon Wilson Estate and the estate of Colonel Cotton to the west, with whom land was exchanged. By 1875 plots were for sale in Priory Road, and between 1877 and 1882 51 mostly detached houses were constructed there.

The western section of the conservation area as developed by Colonel Cotton is predominantly comprised of large two and three storey detached buildings; this time with that very typical mid-19th century mix of style – while broadly Gothic in form they often enlist fashionable Classical revival details. Properties, for example on Acol Road, have overhanging gables with ornate timber bargeboards, brick banding, large bay windows with foliate motifs to the mullions and Classical porticos with ionic columns.



Rear elevation drawing showing the proposed new rear extension to Flat 1 and the existing rear extension to Flat 3.

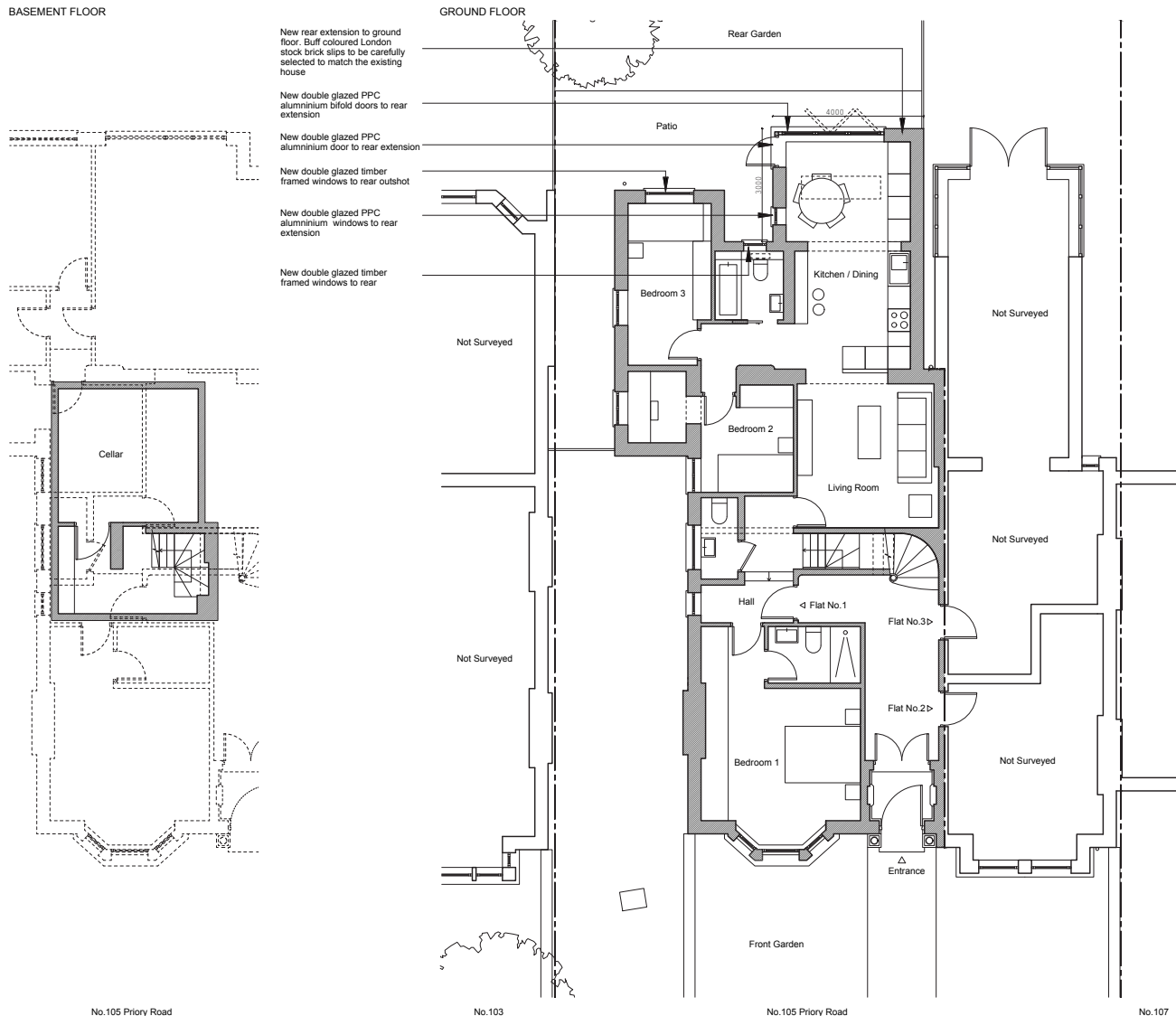
3. Proposed Extension Design and Volume

The proposed alterations comprise forming a new small rear extension at ground floor level and minor alterations to the rear fenestration to the existing ground floor outshot.

The new extension is specifically designed to be constructed using the Durabase modular base and wall system which relies on a floating steel frame foundation structure that requires minimal groundworks and disruption to neighbours and a fast construction times. The new extension forms a structurally separate addition and will require minimal alterations to the existing building fabric.

In addition to the existing front bedroom, the alterations allow for the creation of two new bedrooms to the existing side extension which will involve adding a new bedroom window to the existing rear outshot.

The form and proportions of the new rear extension replicate the volume of the existing rear kitchen extension, continuing at the height of the existing flat roof and retaining the original roof as existing. The width of the new room is designed to allow a generous gap to the longer section of existing rear extension with space for a bathroom window inset between the two volumes, and the length is designed to correlate with the neighbouring conservatory extension belonging to Flat 3.

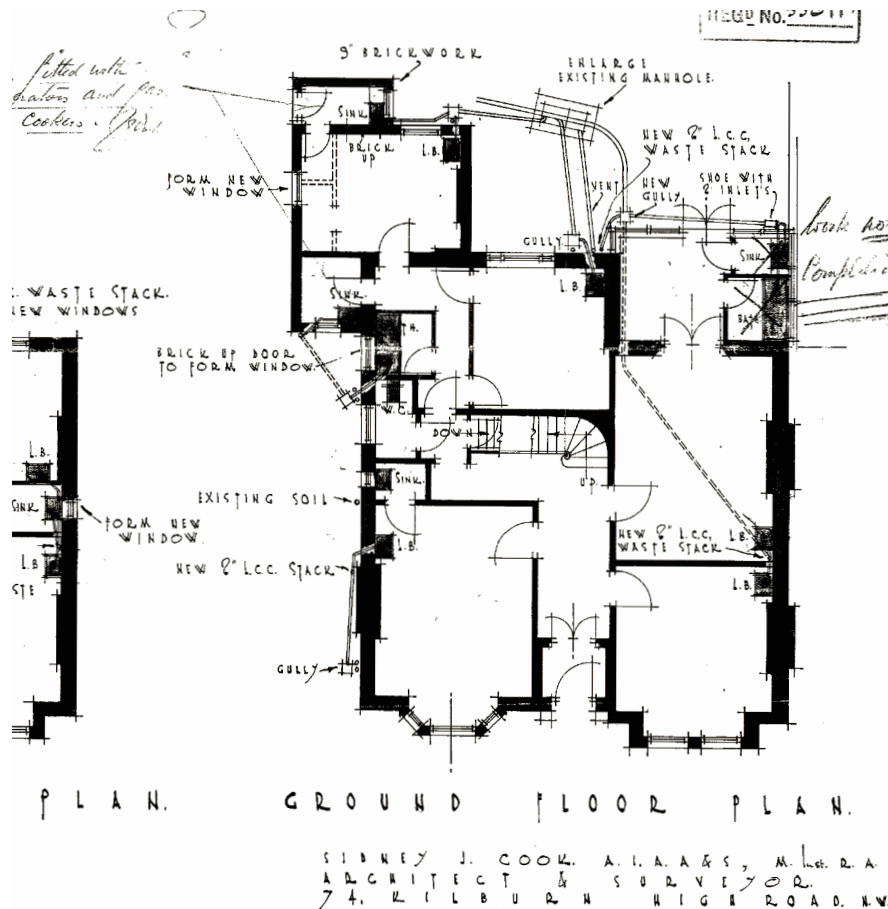


Proposed Ground Floor Plan showing the rear extension and interior alterations to Flat 1.

4. Amenity Space

The house has a large area of private garden to the front and rear, with mature trees and lawn, well tended shrubs. The large rear garden is shared between the owners of the flats with the exception of Flat 3 which owns a privately fenced off section. Flat 1 owns the patio and the half of the rear garden closest to the house, with a right of way for other residents along a path to the communal lawn at the far end.

The proposed extension enhances the relationship between the living spaces and the private section of garden, and has been carefully designed to minimise impact to the shared amenity and visual aspect provided by the garden. The proposals are designed to minimise impact on neighbouring views and amenity, responding to the existing volumes and maximising the relationship to the rear garden.



105 Priory Road historical ground floor plan showing part of the existing side and rear extension.

5. Ecology, Trees and the Surrounding Environment

The proposed extensions will have no impact on the existing trees and gardens. The extension is situated substantially outside of the Root Protection Area of the nearest trees and the Durabase construction system requires no deep excavation.

6. Design, Materiality & Sustainability

The proposed ground floor extension is designed to read as a natural addition to the existing building volumes, in keeping with the Conservation Area streetscape and subordinate to the main house.

The Durabase construction system comprises a highly insulated lightweight modular structure minimising excavation, noisy site works and build times and reducing waste. The walls are to be clad in brick slips cut from hand made bricks carefully selected to match the existing house brickwork pointed with lime rich mortar. The flat roof is set out of view behind a low parapet wall with coping stones in line with the eaves and gutter level to the neighbouring conservatory roof.

The proposed rear extension will be out of view from the street. The rear patio and side alleyway will be constructed using suds permeable paving and the overall area kept to a minimum to retain the size of the lawn.

7. Access, Parking and Public Transport

Local shops, supermarkets and amenities at West Hampstead and Finchley Road are within walking distance from the property, and the site is extremely well located for cycling and public transport links without the need for a private car. West Hampstead Overground, Jubilee Line and Thameslink stations are within a few minutes walk from the house, there are bus routes north and south from West End Lane and Finchley Road and dedicated cycle lanes into central London via West End Lane. The proposals will retain the existing dropped kerb and 1No. off-street car parking space to the front drive. On street parking in Priory Road and all nearby streets is limited to residents permit bays and pay by phone bays.

8. Bins and Recycling

The proposed alterations do not affect the existing arrangements for bin and recycling storage. Domestic rubbish, recycling and compostable kitchen food waste are currently collected weekly from wheelie bins stored in a dedicated space within the front garden.

10. Conclusions

The application proposals are modest in scale and the result of a thorough design process, exploring different options and prioritising the conservation and character of the historic fabric and spatial integrity of the existing building and streetscene. The proposed alterations are well judged and both exterior volumes and interior floorplans carefully designed to provide well proportioned, future proof habitable space, filled with daylight and set out to enhance the relationship between the interior and exterior spaces.

The proposals specifically address comments and guidance given during the pre planning and application process for the previously approved scheme in 2020, and are derived from an understanding of the National Planning Policy Framework, the London Plan, the Camden Local Plan 2017, the South Hampstead Conservation Area Appraisal and all relevant supplementary guidance. On the basis of this assessment we would conclude that the scheme is in keeping with the existing house, garden and locality.

11. Supporting Drawings and Documents

2308_EX_001	Site Location Plan
2308_EX_100	Ground Floor Plan as Existing
2308_EX_110	Roof Plan as Existing
2308_EX_200	Section as Existing
2308_EX_300	Front Elevation as Existing
2308_EX_310	Rear Elevation as Existing
2308_EX_320	Side Elevation as Existing
2308_PA_002	Site Location Block Plan
2308_PA_100	Ground Floor Plan as Proposed
2308_PA_110	Roof Plan as Proposed
2308_PA_200	Section as Proposed
2308_PA_300	Front Elevation as Proposed
2308_PA_310	Rear Elevation as Proposed
2308_PA_320	Side Elevation as Proposed