

## Planning Application Submission

**Document: Design & Access / Heritage Statement**

**Project: 41 Priory Terrace, NW6 4DG**

**Description of Proposal: Proposed New Front Door Canopy and Metal Railings to Windows at First Floor Above Front Door**

**Client: Boulevard International Limited**

2<sup>nd</sup> October 2023

### DESIGN AND ACCESS / HERITAGE STATEMENT

This Design and Access Statement and Heritage Statement is prepared on behalf of the property owner, Boulevard International Limited, by Paper Project architecture and design limited.

This application follows correspondence in relation to the approval of application 2020/2839/P, subsequent construction, and the breach of associated planning conditions.

There were two noted planning breaches (REF: EN23/0240, 16<sup>th</sup> May 2023):

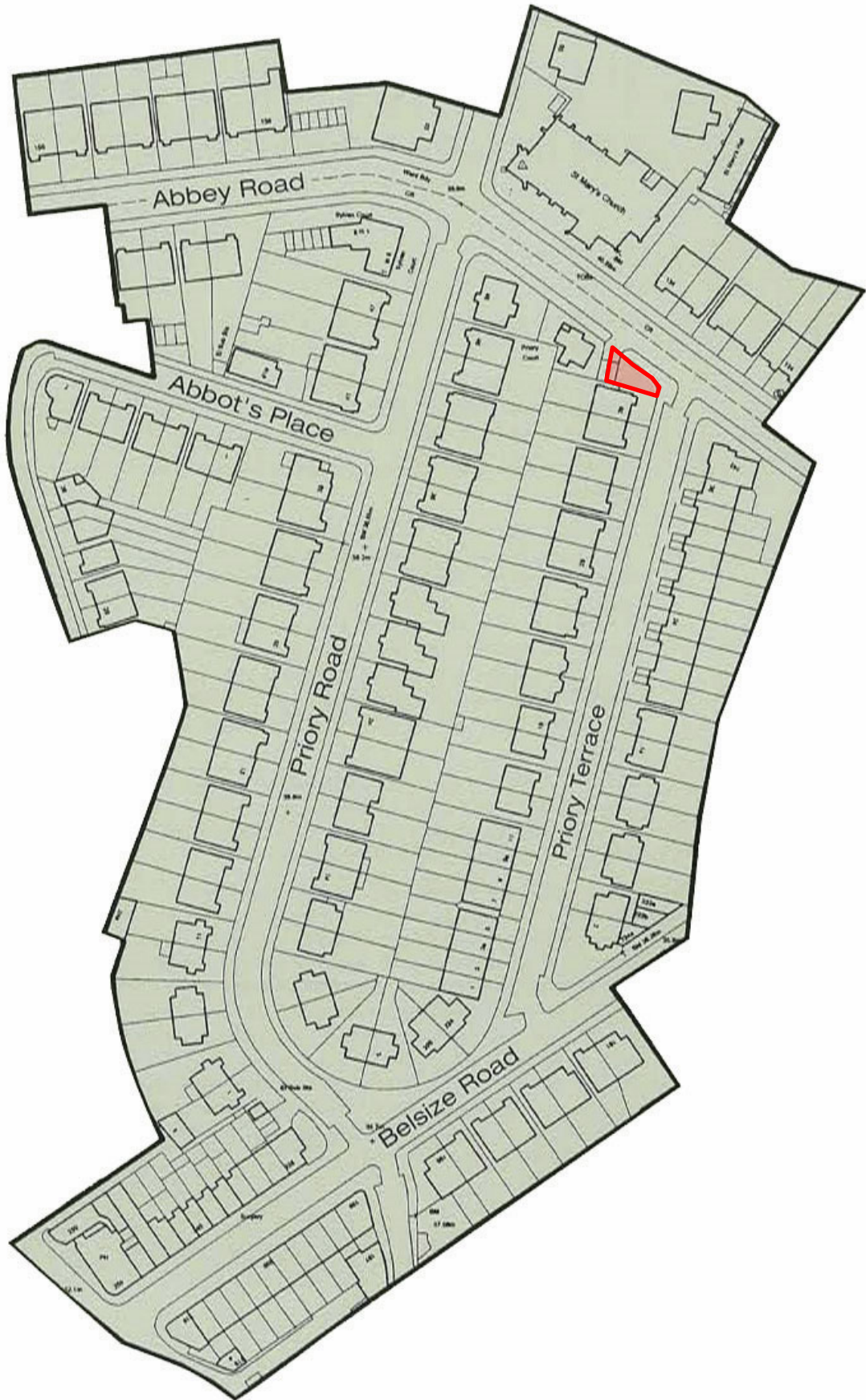
1. Completely remove the timber fencing at the curved front garden wall.
  2. Completely remove the two glazed balustrades on the front elevation at first floor level and make good any damages as a result of this operation.
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1. The timber fence has now been removed and a laurel hedge planted in its place.
  2. The glazed guardings have been removed.

This application requests approval for new black painted metal guardings at first floor level to replace the removed glass ones and the installation of a small solid canopy over the front door.



**Design Proposal in Relation to the Priory Road Conservation Area and Planning Policy**

Priory Road Conservation Area Map



## **The Conservation Area is described as follows:**

*Priory Road Conservation Area is a small pocket of the Victorian, Italianate style inspired by the palaces of Renaissance Italy and influenced by Osbourne House built for Queen Victoria in 1849. Variety of detail is inherent to the style, added to in this area by the number of builders involved. The style gave the opportunity for either elaborate or little decoration. Semi-detached villas predominate, mostly with three storeys and a basement.*

*The main elements are; visible shallow pitched roofs with overhanging eaves supported on brackets, horizontal string courses, rounded or Romanesque arches, double arcaded windows, campanile, window casements capped by various pediments, sash windows with margin lights, porticos, stucco, stuccoed rusticated quoins, decorative ironwork at windows and railings up front steps, decorated cornices. Although a great deal of original detail is left a number of the features have been lost. The area is residential with a small amount of light industrial/workshop use on Hermit Place.*

## **Planning Policy:**

### **Camden Local Plan (2017)**

The Local Plan was adopted by the Council in 3 July 2017 and has replaced the Core Strategy and Camden Development Policies documents as the basis for planning decisions and future development in the borough.

### **Policy D1 deals with design:**

The Council will seek to secure high quality design in development. The Council will require that development:

- a. respects local context and character;
- b. preserves or enhances the historic environment and heritage assets in accordance with Policy D2 Heritage;
- e. comprises details and materials that are of high quality and complement the local character;

### **Local Context and Character**

The Council will require all developments, including alterations and extensions to existing buildings, to be of the highest standard of design and will expect developments to consider:

- character, setting, context and the form and scale of neighbouring buildings;
- the character and proportions of the existing building, where alterations and extensions are proposed;
- the prevailing pattern, density and scale of surrounding development;
- the impact on existing rhythms, symmetries and uniformities in the townscape;
- the composition of elevations;
- the suitability of the proposed design to its intended use;
- inclusive design and accessibility;
- its contribution to public realm and its impact on views and vistas; and
- the wider historic environment and buildings, spaces and features of local historic value.

### **Details and materials**

Architectural detailing should be carefully integrated into a building. In new development, detailing should be carefully considered so that it conveys quality of design and creates an attractive and interesting building. Architectural features on existing buildings should be retained wherever possible, as their loss can harm the appearance of a building by eroding its detailing. The insensitive replacement of windows and doors can spoil the appearance of buildings and can be particularly damaging if the building forms part of a uniform group.

Schemes should incorporate materials of a high quality. The durability and visual attractiveness of materials will be carefully considered along with their texture, colour, tone and compatibility with existing materials. Alterations and extensions should be carried out in materials that match the original or neighbouring buildings, or, where appropriate, in materials that complement or enhance a building or area.

**Policy D2 deals with heritage:**

**Conservation Areas**

In order to maintain the character of Camden's conservation areas, the Council will take account of conservation area statements, appraisals and management strategies when assessing applications within conservation areas. The Council will:

- e. require that development within conservation areas preserves or, where possible, enhances the character or appearance of the area;
- f. resist the total or substantial demolition of an unlisted building that makes a positive contribution to the character or appearance of a conservation area;

**Physical Context**

The photographs below indicate the current built environment within the Conservation Area and point out architectural details relevant to this application.



Black painted guarding at upper ground level.



Projecting cornice over entrance.



Projecting cornice over upper ground windows.



Projecting cornice over upper ground windows and simple black painted metal railings.



Projecting cornice over entrance.



Simple black painted metal railings above entrance door.

## Proposed Design

The proposed design alterations to the recently completed new house are for a small simple canopy over the front door and simple, black painted metal railing to the two windows above the front door.

The additions are designed to complement the house but also integrate with the Conservation Area in terms of design and detail.

As can be seen from the photos above projecting cornices are characteristic of the Conservation Area and several examples are shown where they appear as a detail / shallow canopy above front doors and windows.



Photo of existing front façade.



Photo of proposed front façade.

The proposed railings at first floor level are detailed as simple painted metal in black fixed back to the walls either side of the windows providing safety for users opening windows within the rooms. The railings will add additional detail to the façade echoing metal railing details on surrounding buildings within the conservation area.

The canopy over the front door is proposed as a solid rendered piece with an edge detail as the door architrave. The canopy would project 60cm to provide a small area of shelter over the front door. The top of the canopy would have a lead covering and wrap over the edge, as the top parapet. This type of shallow canopy / projecting cornice detail can be seen in other houses within the conservation area.

## Summary and Justification of Proposed Façade Changes

The proposals have been designed so as to cause no harm to the character and appearance of the Priory Road Conservation Area and to the setting of the Grade II listed St Mary's Church. The proposals have been designed in an appropriate and visually literate manner to sustain and enhance an understanding and appreciation of the character and appearance of the

Conservation Area at a key junction location, thereby also sustaining and enhancing the setting of the Grade II listed church.

The proposals are considered to have a minimal and neutral to positive impact on the character and appearance of the Priory Road Conservation Area and on the setting of the Grade II listed church.

The proposal is considered to sustain and enhance the special historic and architectural interest of the Priory Road Conservation Area and are consistent with the spirit of local, regional and national planning policies and conservation principles.