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Design & Access and Heritage Statement

No. 10 Abbots Place,
North Maida Vale
London, NW6 4NP

Prepared by	REES Architects
Job Ref	604
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CONTENTS

1. INTRODUCTION
2. PLANNING HISTORY
3. HERITAGE STATEMENT
4. EXISTING SITE/ BUILDING
 - 4.1 LOCAL PRECEDENTS
5. PROPOSED SCHEME
6. AMOUNT
7. LAYOUT
8. SCALE
9. OUTLOOK / PRIVACY
10. APPEARANCE
11. USE
12. LANDSCAPING
13. ACCESS
14. PARKING
15. BIN STORE
16. STRUCTURAL INTEGRITY
17. ASPECT VALUE STATEMENT
18. BIODIVERSITY STATEMENT
19. FIRE STRATEGY

APPENDIX A - PRIORY ROAD CONSERVATION AREA CHARACTER

APPENDIX B - SITE PHOTOGRAPHS

APPENDIX C - FIRE STRATEGY

1. INTRODUCTION

No. 10 Abbots Place, NW6 4NP

This is the Design and Access Statement prepared by Rees Architects in support of the Planning Application for the proposed scheme to the site located at No. 10 Abbots Pl, NW6 4NP, within the London Borough of Candel. This document should be read alongside additional supporting documents as part of the Planning Application.

The application for the above property seeks permission for:

- Infill corner single storey extension with new doors and windows positioned on northern, southern and eastern façades, including associated internal alterations
- Roof extension following the existing hipped roof
- Construction of a new single storey basement with access to the rear garden
- Installation of new roof light to the flat roof
- New location of the entrance door to the front facade and partial demolition and rebuilding of the main boundary wall for the installation of a timber gate

2. PLANNING HISTORY

There is no relevant planning history.

3. HERITAGE STATEMENT

Priory Road Conservation Area

The site is situated within the Priory Road Conservation Area is located to the

North- West area of the London Borough of Candel. The Priory Road Conservation Area has a cohesive architectural quality that has changed remarkably little over the last 150 years. Built over a twenty year period with few later additional buildings it stands as a distinct example and reminder of the Italianate fashion of the mid 19th century.

CHARACTER AND APPEARANCE OF THE AREA

Priory Road Conservation Area is a small pocket of the Victorian, Italianate style inspired by the palaces of Renaissance Italy and influenced by Osborne House built for Queen Victoria in 1849. 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 arches, double arcaded windows, campanile, window casements capped by various pediments, sash windows with margin lights, portico, stucco, decorative ironwork at windows and railings up front steps, decorated cornices. The area is residential with a central church and a parade of shops, and railway station nearby. There is a small amount of light industrial/ workshop use on Hermit Place.

ABBOT'S PLACE

A shorter street with three pairs of Italianate semi-detached villas on the south side. The villas has a slightly smaller scale than the rest of the Conservation Area, except for No.7 which stands apart as a detached and distinct taller building at the corner with West End Lane, dominating the view into the Conservation Area from West End Lane. A number of the properties have used colour paint on the stucco, giving the street a more animated character than the rest of the Conservation Area. They all have portico; some have canted bay windows. The central chimney stacks are prominent in views down the street. Brick piers and walls with shrubs and hedges from the boundary with foot way.

On the north side the boundary excludes the private garages that exit onto the street, but they still harm the character and appearance of the area. The property No.10 was built as a studio for No.41 Priory Road. Looking east the rear Abbey Road and Priory Road (No. 41-47) properties dominates the view, less decorated at the rear than the front, but making a contribution to the streetscape. The shallow pitched slate roofs of Priory road feature clearly here. On both sides of the road, forming the side boundaries to No.41 & 39 Priory Rd, there are good examples of the brick walls in keeping with

the character of the conservation Area, both in choice of brick and design. This is in contrast to the section of red brick wall outside No.7 at the junction with West End Lane which is poor quality. The rear of the properties on Abbot's Place are visible from West End Lane.

No. 10 property is not included in the unlisted buildings which make a positive contribution to the character of the area.

Sources: Conservation area statement, Priory Road, London Borough of Camden

See Appendix A for Priory Road Conservation Area photographs

4. EXISTING SITE

The 3D site survey can be found at the following link:
<https://app.cloudpano.com/tours/u7cJKVSM2?disable=controls>

This 3D site survey allows you to walk through the site and enter the property to view it room by room. You are also able to view the floor plans by selecting the menu at the bottom-left hand side of the scree.

The property is located on the north side of Abbot's Place and it was built as a studio for No.41 Priory Road. It is a detached, two storey building with two bedrooms.

The site is located within the Priory Road Conservation Area, the property is not a Listed Building and it is not considered as an unlisted building which make a positive contribution to the character of the area. The surrounding area is predominantly residential.

The dwelling is set back slightly from the public road, surrounded by a medium-height brick wall and pillars that hide part of the property although it is still visible from Abbot's

Place.

As it was originally conceived as an studio at the rear garden of No.41 Priory Rd, the access to it is through is not directly from Abbot's Place, but you access through the garden to the side of the property. There is neither vehicle access nor parking slot within the property.

The building is finished in yellow brick wall, hipped roof finished in slate with a dormer, white timber casement windows, white stucco door surround and a prominent chimney centred in the main facade.

See Appendix B for existing site photos.

4.1 LOCAL PRECEDENTS

Many of the properties within the area have been previously altered and extended with the addition of rear extensions, new basements and other alterations.

Land Rear of 149 Abbey Road Fronting Abbots Place London NW6 4SS (2012/3216/P)

Granted (Aug 17 2012) - Variation or Removal of Condition(s)

Variation of condition 5 (sample of roof slate) and removal of condition 6 (details of window reveals, frames and rooflights) of planning permission dated 19/03/12 (2011/4058/P) for amendments to planning permission granted 10/02/10 (ref: 2008/1581/P) for the erection of building comprising lower-ground and ground floor level with front and rear lightwells for use as a 2-bedroom single-family dwellinghouse (Class C3) (following demolition of existing garages), amendments include reduction in width next no.11 Abbots Place, introduction of shallow pitched roof, alter the type of slate and alterations to the window frames at lower and ground floor level.

1A Priory Road London NW6 4NN (2011/1421/P)

Granted (May 18 2011) - Approval of Details

Submission of details for approval of Condition 2 (materials used for roof, doors, windows, balcony and framing system on the first floor glazing), pursuant to planning permission granted on 08/02/2005 (ref no. 2004/3112/P) for the demolition of garage and shed and the erection of a new basement and 2-storey dwelling.

Lower Ground Floor Flat 39 Priory Road London NW6 4NN (2022/0805/P)

Granted (May 26 2022) - Variation or Removal of Condition(s)

Variation of condition 3 (Approved plans) of planning permission 2020/0715/P dated 23/04/2021 for excavation of front garden for lightwell, erection of single storey rear extension at lower ground floor level following demolition of existing conservatory including installation of balustrade to the replacement ground floor roof terrace, rebuilding of garage and associated landscaping works to the rear. Namely, installation of a new door to the flank elevation, increase in height and width of the rear extension, alteration to the rear hard landscaping and erection of a raised rooflight to the rear extension.

228 A Belsize Road London NW6 4BT (2022/4875/P)

Granted (Feb 15 2023) - Approval of Details

Details of evidence demonstrating implementation of approved sustainability measures as required by condition 6 of planning permission ref. 2019/6334/P dated 09/09/2020 (which amended 2015/5832/P dated 17/05/2017) for the 'Demolition of existing single storey extension and erection of 3 storey plus basement building to provide enlargement of the existing Class A3 restaurant at ground and basement level and the provision of 2 x 1 bed and 2 x 2 bed units on the first and second floors to replace the existing 3 studios and 1 x 1 bed unit.

5. PROPOSED SCHEME

With this proposal, we aim to improve the living condition of the existing house and turn it into a sensible place for a family to live long-term. The proposed development seeks to deliver a sympathetic refurbishment with a bespoke, design to respect and enhance the existing architectural features of the house. The proposed scheme has been designed with the objective in mind of bridging together the new proposal with the current building, whilst maintaining the character of the house. The proposed materials have been carefully selected to allow the dwelling to remain in-keeping with the existing materials.

The scheme looks to retain the existing trees, hedges and planting which will ensure that the proposed alterations will fit sensitively within the surrounding context and allow the plot to appear well-balanced.

The proposals are as follows:

- New basement below the whole footprint of the original building, with associated lightwell to front.

- The existing staircases are dismantled and re-plan a new staircase to make better use of the spaces.

- An infill corner extension at ground floor level including three French doors to the garden and new windows to the front and rear.

- Relocation of the main entrance door to the front facade to create better circulation and a better use of the space. Part of the boundary brick wall will be demolish, and new brick piers will be replicated.

- Roof extension including a rooflight, following the existing hipped roof

6. AMOUNT

The total site area of the plot including the front and rear garden is approx. 210 sqm.

The existing total gross internal floor area is approximately 110,50 sqm.

The proposed habitable area added to the existing GIA is approx. 86,50 sqm. This includes the single rear GF extension, the new basement and the roof extension.

7. LAYOUT

One of the keys to the proposal is the relocation of the entrance gate to be centred with the building, creating a main entrance and a secondary entrance which will serve as a direct access to the bin storage. This relocation of the gate will give more privacy to the garden, which is now principal route to coming in. With the new entrance, a bridge is created above the basement lightwell with a traditional metal black railing as it is a feature element of the conservation area.

On the ground floor, the current feature is the internal double height which the new scheme aims to maintain. The new hall is spacious and luminous and contains a cloak area. The new layout looks at opening up the rooms and allowing a fluid connection between the spaces. This allows the rooms to receive more daylight and feel more open to the surrounding garden areas. New open plan kitchen and dining areas also enhances the connection between the nature of the outside and internally, created to a size that is suitable to support the new family home.

The new basement will match the footprint of the original building, allowing

the creation of three bedrooms with en-suite and a spacious utility and plant rooms. A new lightwell will be created on the south side to provide natural light and ventilation. Thus, planting area is proposed in front of the windows, to enhance the views as well as a new staircase for a direct access to the garden from the basement level providing a secondary means of escape.

On the first floor, we will create the master bedroom and en-suite and a working space, looking to the kitchen and dining areas by the double height with the addition of a rooflight. The existing dormer and chimney will be kept in the existing location.

All the proposals will be implemented with the greatest respect to the character of the building.

8. SCALE

The proposal has been carefully designed to respect the existing host building with consideration gone into the design detail by taking into account the form and scale of the existing building.

The proposal seeks to extend the existing ground floor by the infill corner extension and to extend the roof by a hipped roof following the existing. The increase has been designed to remain in proportion to the host dwelling and the surrounding context.

Overall the scale of the proposal has been carefully considered to try and will not add any extra volumes but fill the existing shape to look a natural continuation of the original building and street scene.

9. OUTLOOK / PRIVACY

Proposed two new windows on the rear elevation to be frosted glazed

10. APPEARANCE

- EXTERNAL WALLS

All proposed walls to be brick to match the existing

- DOORS AND WINDOWS

The new casement windows at ground floor and dormer to be white timber frame to match the style of the existing windows, at basement and rear elevation black timber frame windows. The SE side elevation patio doors to be black metal powder coated

- ROOF

The new roof to match the existing hipped roof shape and finished tiles.

- RAIN WATER GOODS

Aluminium downpipes and gutters will be installed and finished to match the existing.

11. USE

The existing use is residential. The property will remain as residential single dwelling, class C3.

12. LANDSCAPING

The garden will improve its privacy thanks to the relocation of the main gate.

13. ACCESS

The main entrance gate will be relocated to be centred within the building.

14. PARKING

There is no parking and it will remain like this.

15. BIN STORE

The bin store will be added on the garden, next to the secondary access.

16. STRUCTURAL INTEGRITY

The Basement Impact Assessment Report has been prepared by Qaim Structures and submitted together with this application. Please read it together with the following documents:

1. Basement Impact Assessment
2. Appendix A: Suggested Structural Scheme Drawings (for Planning purposes)
3. Appendix B: Desk Study & Stage | Risk Assessment
4. Appendix C: Ground Investigation Report
5. Appendix D: Flood Risk Maps
6. Appendix E: CCTV Drainage Survey
7. Appendix F: Thames Water Maps
8. Appendix G: Monitoring Drawings (for Planning purposes)
9. Appendix H: Topographical Drawings
10. Appendix I: Arboricultural Report

17. ASPECT VALUE STATEMENT

Care has been taken to reduce overlooking of the proposal into neighbouring properties and consideration to the character of the surrounding context.

18. BIODIVERSITY STATEMENT

A visual building inspection survey has taken place and there were no visible signs of bats, birds or other species nesting within any cracks, loose timber, eaves or any other areas of the existing proposal area.

Furthermore the applicant has never previously seen or heard any signs of bats, birds or other species nesting within the existing house. A further inspection will take place prior to construction.

19. FIRE SAFETY

The proposed scheme has carefully considered the highest standards of fire safety to achieve the requirements of Part D12 of the London Plan, ensuring the safety of all building users. Please see below and Appendix D for more information:

- Installation of a mains-wired alarm system and Interlinked smoke detectors has been proposed throughout all parts of the dwelling house with simultaneous evacuation of all floors on occurrence of alarm.

- At basement level, egress windows provide a suitable means of escape to the garden. A protected stair lobby is created at basement, ground and first

floor levels with 30 minutes fire-resisting construction to walls (2 x layers of plasterboard or one layer of fire-rated plasterboard) and FD30 doors. This provides a safe escape route from the proposed loft level.

APPENDIX A

APPENDIX A - PRIORY ROAD CONSERVATION AREA CHARACTER



7 & 5 Abbots Place



12 Abbot's Place

APPENDIX A - PRIORY ROAD CONSERVATION AREA CHARACTER



39 Priory Road



41 Priory Road

APPENDIX A - PRIORY ROAD CONSERVATION AREA CHARACTER



153 - 161 Abbey Road



Garages Abbots Place

APPENDIX B



Photo A - Street view of the property



Photo B - View of south east elevation, front door



Photo C - View from the garden to existing gate



Photo D - View from the garden to the back of No. 41 Priory Road



Photo E - View from the garden to the back of No. 41
Priory Road and rear boundary wall



Photo F - Aerial view from of the property



Photo G - Internal view of the living room, double height and roof windows



Photo H - Internal view

APPENDIX C





