

Design and Access Statement

Issue; D&A Rev01 dated 01.05.24

Flat refurbishment & Rear extension to Lower ground Floor Flat 1 @ 8 Priory Terrace, NW6 4DH (in a Conservation Area 'Priory Road' key 19840301 [Camden Maps](#))

Leaseholder Flat 1 – rear extension and front window alterations (in a Conservation Area)

Proposal:

- A) Rear single storey predominantly glass extension at lower ground floor level including;
 - i. Side high level slip window
 - ii. Rear & side bifold / sliding door
 - iii. 1nr flat roof light
- B) Flat refurbishment, including;
 - i. forming door access to front lightwell via existing windows
 - ii. relocation of side access door

What features are on the existing site?

This is a semi detached house which was built c1870 converted historically into 3 flats (Flat 1 to lower ground floor, Flat 2 to upper ground floor, Flat 3 to level 01+02). It comprises three storeys and a lower ground floor / semi basement. It is faced in stucco at the front, combination of upvc & timber sash casement windows throughout 8 Priory Terrace and adjacent Priory Terrace dwelling. There are stucco mouldings around the windows to upper ground floor and above, with the main feature cornice at parapet level. The side elevation has a three storey closet wing and is constructed of rendered masonry. The rear elevation has a single storey flat roof extension and is constructed of rendered masonry. The main roof is a traditional single pitched roof hidden by a parapet at the front, with 2 side dormers. There is a front basement lightwell, enclosed by defective masonry retaining wall (for re-construction). At the rear there is a small paved garden which is at the same level as the lower ground floor. It is enclosed by walls constructed of London stock brick and timber trellising. It is located mid-way along a terrace of similar houses. The dwelling is quite regular at the front, but approximately 40% of them have mansard roof additions. At the rear there is less uniformity, but adjacent premises have extended rear extensions / conservatories.

Please provide details of how access issues will be addressed!

Internal access to the proposed extension will be from the existing dining room via a level threshold.

Narrow side passageway to rear side gate to enter rear garden.

Please provide details of the layout of proposed development

Extension to rear of main building into rear garden, depth 3.6m to match size to neighbour (6 Priory Terrace) conservatory / extension.

Existing layout – drawing 6525 EX 101, 102, 103, 104.

Proposed layout – drawing 6525 PR 105A, 106, 107A, 108A, 109A, 110.

Please provide details of the scale/appearance of the proposed development

The lower ground floor flat has had no previous extensions.

The lower ground floor original footprint as that of 6 Priory Terrace original footprint.

The single story part width predominately glass extension will be situated off the rear of this property and adjacent (not attached) to its neighbour conservatory / extension. It will be off set back from the side elevation and circa 3800mm off boundary wall to 10 Priory Terrace. This extension and flat refurbishment proposal complies with;

policies 2.1.1 rear extension to semi detached dwelling

policies 2.2.3 rear terrace to flat 2 – introduction of obscured glass screens under S20 works

policies 3.1 windows and doors material and configuration

policies 3.2 wall surface finishes to match existing ie painted render

policies 3.3 external pipework to rear to be matching profile, material plastic as existing

policies 4 internal layouts

policies 5 gardens (rear)

of the LB Camden Home Improvement Planning Guidance [599e6974-0998-3259-ab90-03d89aef251b \(camden.gov.uk\)](https://www.camden.gov.uk/media/599e6974-0998-3259-ab90-03d89aef251b/camden.gov.uk) and the extension is sympathetic to its surroundings and follows the guidance contained in the Conservation Area Proposals Statement.

Please provide details of the landscaping in the proposed development

Front garden – communal – under 2024 S20 works - shingle garden to be upgraded with new material, top boundary hedge, install planters and form bedding to perimeter for soft landscape, demolish brick waste store for accessible timber bin sheds (low rise).

Rear Garden – ownership of lower ground flat – new patio slabs, install planters and form bedding to perimeter for soft landscape.

Please provide details of how Heritage Assets issues have been addressed

The freehold property is situated in the 'Priory Road' key 19840301 conservation area. Its character is predominantly residential and comprises in the main mid-Victorian terrace

houses laid out in traditional streets and street blocks. They tend to have small rear gardens which back on to those of adjacent parallel dwellings. No 8 Priory Terrace backs onto the site of 222c Belsize Road former community asset currently under reconstruction to residential accommodation.

The overall appearance is that of uniformity of front elevations, but rather less grand and informal rears. The property subject of the application exhibits many of these characteristics and is considered to make a significant contribution to the heritage asset.

Impact

- A. The construction of the rear extension (A) will clearly have no significant impact on the appearance of the property. It will entail the loss of 20% of rear garden amenity space however, the character of the terrace as a whole is marred by its matching material appearance. Being at garden level and clearly beneficial extension to internal amenity space, it is considered have little impact on the character of the heritage asset. Its traditional design will be consistent with the character of the conservation area.

- B. The alteration to existing windows to form lightwell door openings (B) will clearly have a moderate impact on the appearance of the property, it will entail the loss of the characteristic windows, but visual impact minimised as only 300mm of window head visible from pavement level due to lightwell retaining wall restricting visibility. However, the character of the dwelling as a whole is marred by its sympathetic appearance. The new doors will help re-unite the facade and the reinstatement of the main defective light well retaining wall and projecting brick on edge coping will positively enhance it. Its traditional design will be consistent with the character of the conservation area.

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