

## DESIGN & ACCESS STATEMENT

A Design & Access statement to accompany the application for Full Planning Permission for Rear Fenestration Alteration at Flat 1, 106 Priory Road, NW6 3NS.

December 2024



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## 1. Introduction

1.1 This Design and Access statement has been prepared in support of the Section 37 planning application at Flat 1, 106 Priory Road, NW6 3NS. The proposal is to be read in conjunction with the accompanying drawings.

1.2 Flat 1, 106 Priory Road is a lower ground floor flat.

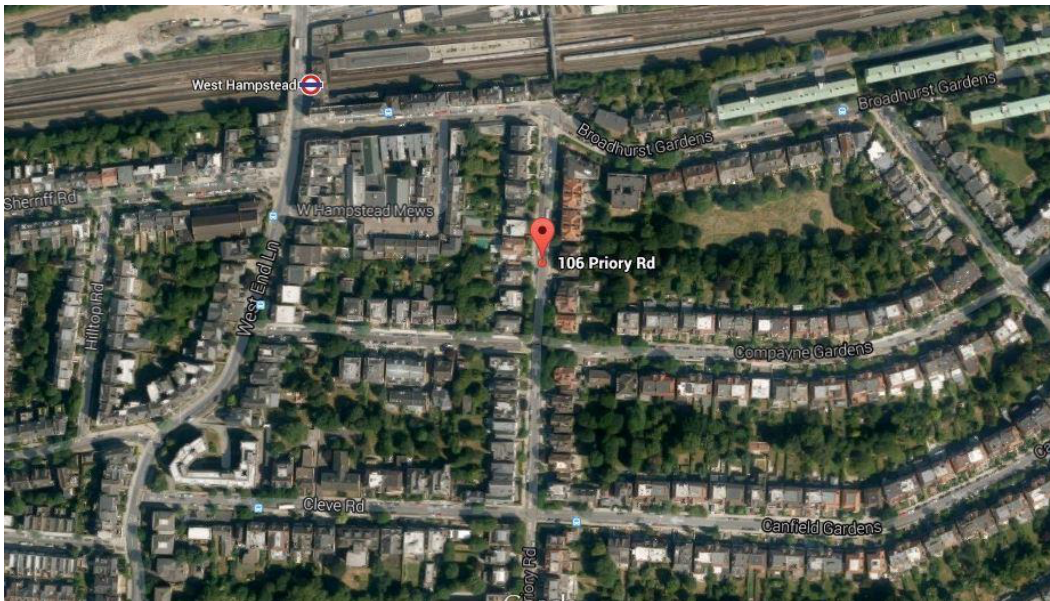
1.3 Applicant seeks full planning permission to alter fenestration on rear elevation of the lower ground floor level, consisting of one sash window, one pull-out door and one patio door.

## 2. Site and context

2.1 The property is located on Flat 1, 106 Priory Road, in Camden. The building is not listed. It is a detached house. The entrance of the property is on the side elevation. There is a private side path from the front to the rear garden.

2.2 Priory Road is a residential street and it is located within South Hampstead conservation area. The surrounding area is characterized by mainly residential properties.

2.3 The street has access to public transport. The closest station is West Hampstead



### 3. Proposal

#### USE and AMOUNT

- 3.1 The applicant seeks planning permission for replacement of rear lower ground floor fenestration
- 3.2 The existing sash window, pull-out door and patio door are white, timber-framed, and have single-glazed glass panes (please refer to accompanying drawings and photographs)
- 3.3 The applicant intends to replace the existing sash window and pull-out door with a timber-framed, white window and door (same colour and material as existing door and window), with double-glazed glass panes
- 3.4 The applicant intends to replace the existing patio door with a timber-framed, white patio door (same colour and material as existing door), with double-glazed glass panes
- 3.5 As a lower ground floor flat, the living area and kitchen will benefit from enhanced natural light as the glazing bars will be reduced in the new design of the doors and windows. Moreover, the patio door will benefit from a larger opening between the living room and garden area, enhancing quality of life for residents.
- 3.6 Moreover, the existing window and door frames have suffered from weather and other damage, requiring extensive repair or replacement as is proposed in this application.
- 3.7 Moreover, the existing single-glazed fenestration provides poor insulation during winter months, with draughty conditions and high heat loss in the principal living areas of the flat, causing significant discomfort for residents and raising heating requirements. The replacement with double-glazed, sealed units will help to mitigate this heat loss and raise comfort levels while reducing heating requirements.
- 3.8 Moreover, the use of whiter timber frames will ensure the new fenestration fits in well with the overall aesthetic of this period property, and the broader South Hampstead Conservation Area.

#### LAYOUT

- 3.9 No change to layout is anticipated, as the proposal solely affects the rear fenestration.

#### SCALE

- 3.10 The scale of the rear fenestration will be unchanged by the proposed modifications. There will be no loss of amenity to adjacent properties in regards to loss of sunlight, outlook, overshadowing, overlooking, loss of privacy and sense of enclosure.

#### APPEARANCE

- 3.11 The change to the rear fenestration is designed to enhance and preserve the characteristics of the original house and the history of the general area. The proposed alterations will allow for more sunlight in the main living space while improving its thermal insulation, as well as improving access between the living space and the garden area.

## LANDSCAPING

3.12 The proposal does not propose any landscaping work.

## ACCESS

3.13 The main access to the property will remain as it is.

## PLANNING HISTORY

The flat received planning permission for erection of a single storey rear extension at rear lower ground floor level and associated fenestration alteration in June 2022 (Ref: **2021/6050/P**), which was itself an identical re-submission of the approved planning application ref. 2015/2663/P. The applicant would now like to change the existing rear fenestration without conducting an extension.

## SUSTAINABILITY

The double glazing will contribute to energy efficiency, aligning with sustainability goals.

## 4. Conclusion

The proposal represents a change to the fenestration on the rear elevation of the lower ground floor flat. The proposal is in line with Camden Council design guidelines and aims to keep in harmony with the existing design. However, the proposed changes will have a valuable impact on the living conditions of the occupants by enhancing natural light and thermal insulation, while preserving the character and design integrity of the building and surrounding area.