



Proposed works to 3A Priorsy Terrace, London, NW6 4DG

Planning Statement

Prepared by Drawing and Planning Ltd

October 2013

Planning Statement

Proposal:

This application for Prior Approval Notification has been submitted to support the erection of a single storey extension to the rear of the mid-terrace single family dwelling.

This statement has therefore been submitted in conjunction with the existing and proposed plans for the works to 3A Priory Terrace, London, NW6 4DG.

The proposed rear extension would support a bay window formation designed to a depth of 5m from the rear face of the dwelling, in order to provide additional floor space for the enlarged kitchen and living room areas.

A new set of full height patio style French doors are proposed to the rear elevation along with a new rear exit adjacent to the boundary with 3 Priory Terrace, providing greater access to the rear garden and to provide a greater degree of sunlight and ventilation into the property as the existing windows/doors are currently limited.

The proposal has been carefully designed to ensure that the immediate and surrounding character of the area will be unaffected while positively enhancing the subject site.

Access into the existing dwelling will not be altered by the proposed rear modifications and alterations. All brickwork materials have been designed to match the existing property. A multi layered felt covered flat roof has been proposed to treat the roof of the new extension. White PVCu double glazed windows and doors are to be used with this development.

The overall design of this proposal would look to show a bay window formation to the rear elevation at ground floor level in conjunction with internal alterations as part of general refurbishment works to bring the family home up to a modern standard.

Highways and Transport

It is not considered that the proposal will have any discernible impact on transport and highways.

Flood risk

The site is not within a flood risk zone; as such it is not considered that there are any flood risk issues.

Contamination

The site is an existing family dwelling. As such, it is not considered that there are any risks of contamination at the site.

The development would be in keeping with the style of the property and other properties in the immediate area, and would be built using materials to match.

Drawing and Planning Ltd would appreciate continued consultation by the appointed planning officer during the processing of this application to resolve any issues that may arise.

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Fig. 1: Front Elevation - 3a Priory Terrace



Fig. 2: Rear Elevation - 3a Priory Terrace

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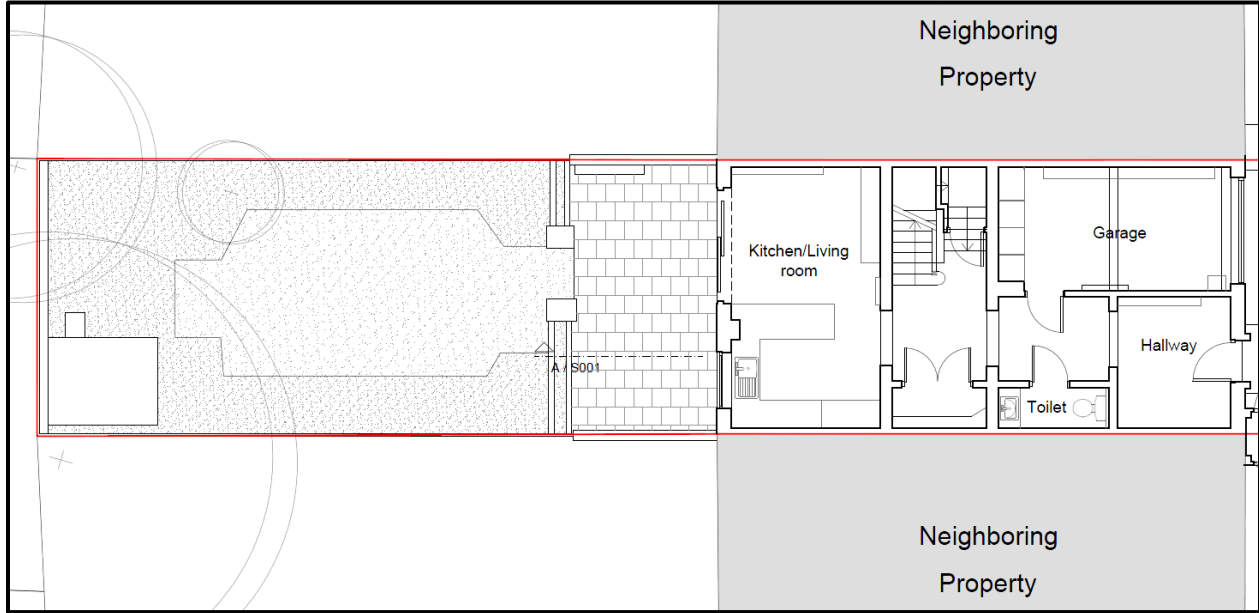


Fig. 3: Existing Ground Floor Plan - 3a Priory Terrace

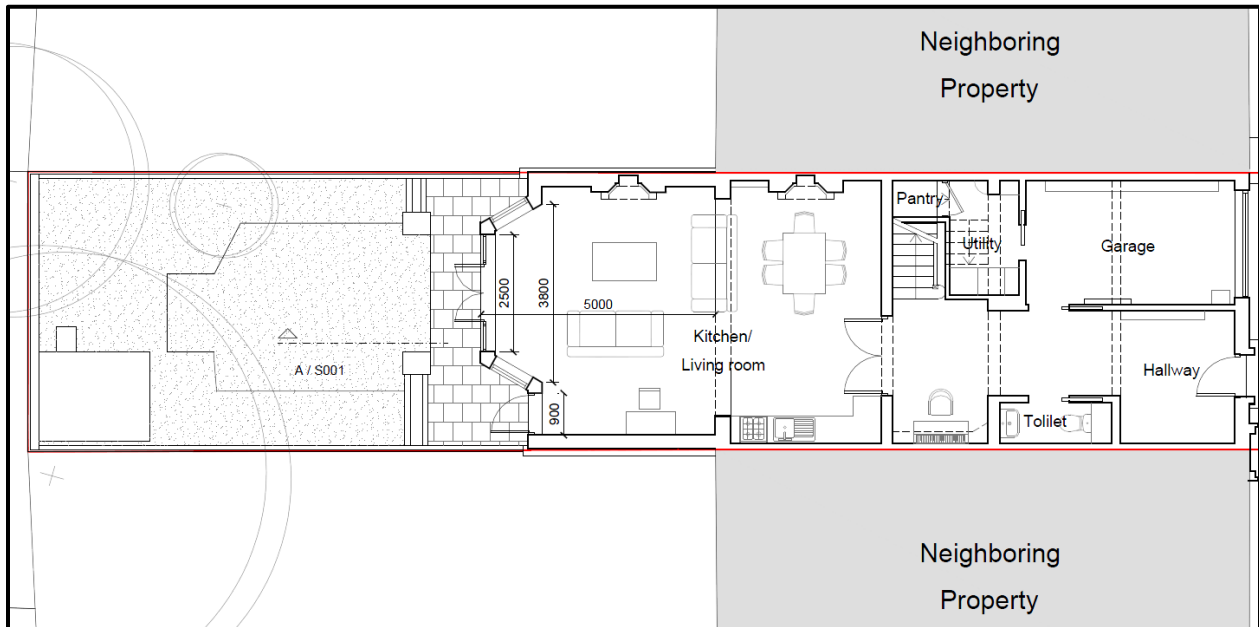


Fig. 4: Proposed Ground Floor Plan - 3a Priory Terrace