

**Planning
Design and Access Statement**

**28 Priory Road
London
NW6 4SJ**

rev02

Full planning application

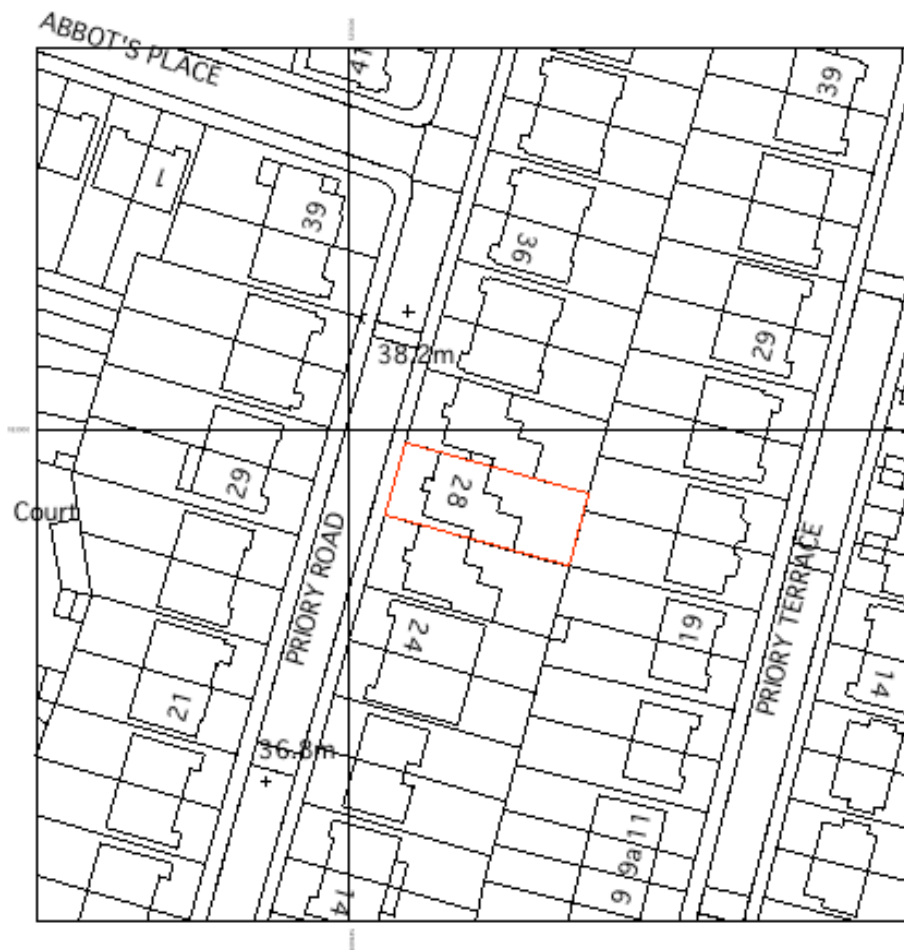
Including the

Addition of a bin store to the front garden

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Location Plan



Existing Property

No 28. Priory Road is part of the Priory Road Conservation Area, a small pocket of Victorian, Italianate style dwellings.

The existing property is a double fronted detached dwelling with a hipped roof and raised ground floor level accessed by steps.

The property is not listed.

Existing Photos



















Planning History

Application of No. 28 & 30 Priory Road

Date of Original Application: 13.05.1985

Reference: PL/8500834/R1

Proposal: Change of use, to form eight self-contained flats, including works of conversion, the erection of a part two/ part four storey extension at the rear of no.28, the erection of a two storey extension at the rear of no.30, the formation of two rear first floor roof terraces (one each at 28 and 30), both with side screens, and a rear ground floor balcony at 28, as shown on the drawing no. GPH/85/1-5 inclusive (as amended in green) and revised on 12th July 1985.

This application was approved and the majority of the work was carried out including the extensions and much of the internal work. The application was for four units each in both no. 28 & 30. This is to remain unchanged. Some elements including the approved rear terrace were not implemented but will be built as part of ongoing conversion work.

Application of No. 28 Priory Road

Date of Original Application: 17.10.2005

Reference: 2005/4231/P

Proposal: Change of use and works of conversion from 5x flats on lower ground and ground floor levels and 8x bedsits on the 1st and 2nd floor levels into 5x 1-bedroom flats, 1x 2-bedroom flat and 1x 3-bedroom flat.

This application was approved but none of the work was carried out. The internal arrangements remain as the existing drawings submitted as part of this 2005 application.

Application of No. 28 Priory Road

Date of Original Application: 17.11.2011

Reference: 2011/5822/INVALID

WEBB ARCHITECTS LIMITED

Proposal: Alterations to include the addition of a spiral staircase to rear elevation from lower to ground floor level including platform at ground floor level; replacement and alterations to all existing windows to front and rear elevation including Juliette balcony to ground, first and second floor level to rear elevation; replacement of existing side door with new window at lower ground floor level; creation of 2 x doors at lower ground floor to front elevation; alterations to existing flat roof to accommodate roof terrace at first floor level; erection of a single storey extension at first floor level with roof terrace and balustrade at second floor level; addition of a dormer to rear roof slope and skylights to front, side and rear roof slopes to accommodate roof conversion to residential flats (Class C3)

Due to advice received by Planning Officer John Sheehy the application was withdrawn.

Application of No. 28 Priory Road

Date of Original Application: 18.02.2012

Reference: 2012/0981/P

Proposal: Certificate of Lawfulness

An application to ascertain the lawful use of the above property was submitted and approved on 19.04.2012, the use was approved as 4x self contained flats (ClassC3).

Application of No. 28 Priory Road

Date of Original Application: 12.03.12

Reference: 2012/1305/P

Proposal: Erection of extension at rear first floor level with roof terrace over; creation of roof terrace on part of existing rear first floor flat roof; replacement of windows on front elevation at lower ground, ground, first and second floor level; replacement of existing side door with window at lower ground floor level; replacement of windows on rear elevation at all levels; installation of dormer window on rear roof slope; installation of rooflights to front and side roofslopes (x 1 each).

The application was approved with ammendments on the 27.04.12.

Pre-application Advice

Our client (the applicant) obtained pre-application advice regarding the external stair from John Sheehy who said that a straight, simple

stair lighter in appearance that the previous proposed would be acceptable.

Application of No. 28 Priory Road

Date of Original Application: 23.05.12

Reference: 2012/2422/P

Proposal: Erection of extension at rear first floor level with roof terrace over; creation of roof terrace on part of existing rear first floor flat roof; installation of 2 x rear external staircases from first to ground floor level; replacement of windows on front elevation at lower ground, first and second floor level; replacement of existing side door with window at lower ground floor level; replacement of windows on rear elevation at all levels; installation of dormer window on rear roof slope; installation of rooflights to front, side and rear roofslopes.

The application was approved with ammendments on the 16.07.12.

Pre-application Advice

Our client (the applicant) obtained pre-application advice regarding the bin store from Elaine Quigley who dealt with the previous application, please see her comments below.

“Erection of bin storage area within the front garden area

We discussed on site the possibility of erecting a more formal bin store area within the front garden of the building. I assume that the wheelie bin size would be the standard 240L bins. If this is the case, it would be necessary to construct a bin storage area that would measure approximately 1.5m (height) by 2.3m (width) by 0.9m (depth). I would really need to see some preliminary drawings showing the exact location and size of the bin store in order to provide more comprehensive feedback on its acceptability. It would be necessary to ensure that the root system of the existing magnolia tree in the front garden is protected and the access gate to the side of the building is still accessible.”

Design Statement

The application is for:

The addition of a bin store to the front garden to hold four standard 240L bins, one for each of the four flats. The Root Protection Area of the existing Magnolia tree has been mapped on the plans submitted as part of this application. The proposed location of the timber clad bin store does not interrupt the root protection area, which will be protected during the construction of the store.

Access for All

Within the constraints of an existing building the works to the house have been designed to allow ease of accessibility and use. The design complies as follows with the 16 Lifetime Homes Standards:

01 Car Parking

Cars will be able to stop outside the front of the house where street parking is provided as existing.

02 Access from car parking

Access from car to front gate is level.

03 Approach

Access from car to front door is direct and stepped to the raised ground floor level.

04 External Entrances

The entrance is illuminated by overhead lights as existing.

05 Communal Stairs

The communal stairs are to remain in the same location.

06 Doorways and Hallways

Any new internal doors will have a minimum 700mm clear opening width.

07 Wheelchair accessibility

Inside the property the accommodation is split level as existing.

08 Living Room

A living room features on the entrance level as existing.

09 Bed space at ground floor

Bedrooms are located on the entrance level.

10 WC at ground floor

A WC is present on the entrance level.

11 Bathroom walls

New walls in the bathrooms will be constructed with timber stud and plywood that would be capable of supporting adaptations such as handrails.

12 Lift

The inclusion of a future lift is not possible.

13 Main Bedroom

All main bedroom and bathrooms are located on the same level.

14 Bathroom Layout

The bathrooms are generous in size.

15 Window Specification

New windows will be openable with long lever handles that allow easy operation.

16 Fixtures and Fittings

New switches, sockets, ventilation and service controls will be located at a height that is between 450mm and 1200mm from the floor.