

**Design Statement REV01**

**28 Priory Road  
London  
NW6 4SJ**

**Full planning application**

including

**Addition of external staircase**

including

**Alteration of rear windows**

including

**Altering side passage door to window**

including

**Addition of a dormer window to rear roof**

including

**Addition of two roof lights**

including

**Juliette Balconies to the rear elevation**

including

**Creation of rear bay window at first floor level with Juliette balconies.**

including

**railings above new bay window creating rear second floor terrace**

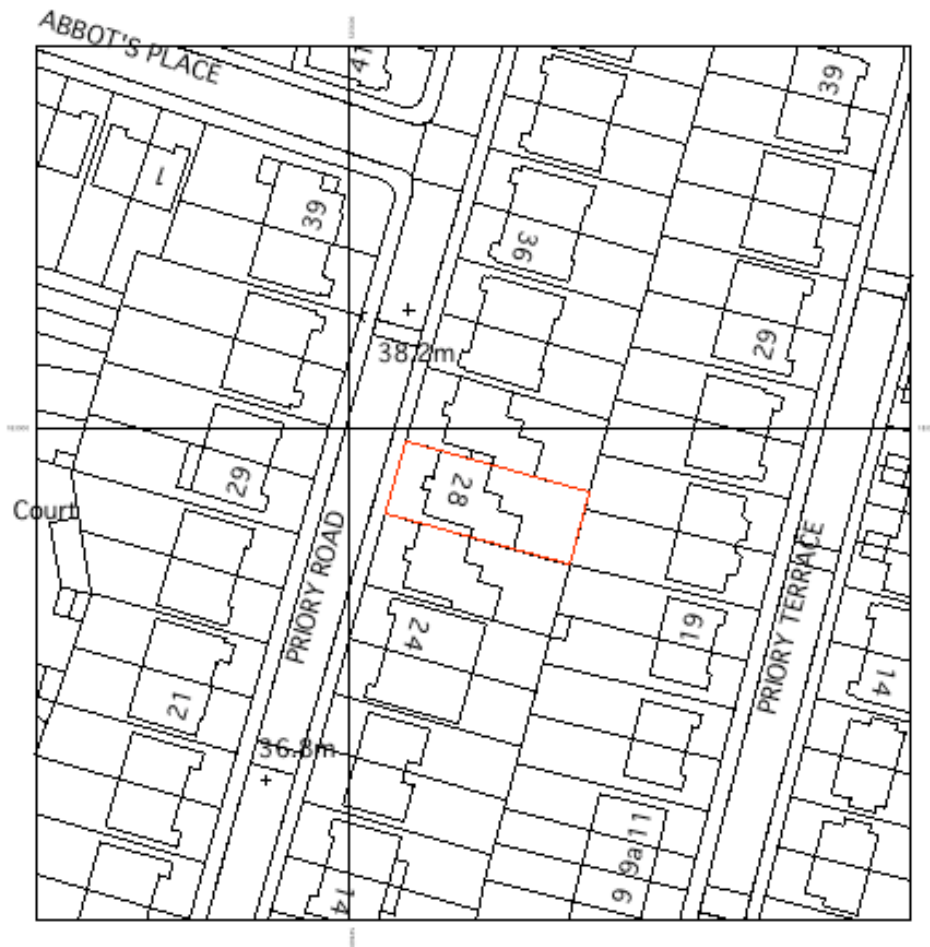
including

**replacing the front windows with double glazed timber framed sliding sash windows**

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## **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 12<sup>th</sup> 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 wasn't 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 1<sup>st</sup> and 2<sup>nd</sup> 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.

### **Pre-application Advice**

We met with Planning Officer Edward Bailey on the 14.10.2011 and discussed the 1985 and 2005 planning applications as well as proposals for this current application to which this statement applies. We discussed that the 1985 approved scheme was significantly implemented and that the status of this change of use still stands. Please see below, emailed response from the planning officer following this meeting.

*Dear David,*

*I can indeed confirm that I would class the building of an extension as a significant start and so the previous permission (8500834) still stands and is still valid so you can finish the scheme off as per this permission. As stated in the officers report from the application 2005/4231/p I would advise that as the HMO was never lawful and so this still allows for the permission 8500834 to be completed.*

*Kind Regards,*

*Edward Bailey\_Planner (Advice and Consultation Team)\_Planning and  
Regeneration\_Culture and Environment directorate\_London Borough of Camden\_Town  
Hall extension, \_Argyle Street, \_WC1H 8EQ*

## **Design Statement**

The application is for:

An external staircase is proposed to make the rear garden amenity space available to more units. The stair is situated towards the middle of the rear façade to avoid overlooking into the neighbouring gardens.

An existing door in the side passage fails to provide safe or adequate access and is to be replaced with a sliding sash window.

The roof space is to be converted to provide bedroom accommodation. The conversion will comprise of a rear dormer window constructed from traditional materials (slate, lead, timber framed sliding sash windows) and conservation style rooflights.

It is felt that the existing rear elevation lacks character and is flat. It is proposed that a small bay projecting from the rear of will restore some of the variation and depth enjoyed by the original building before it was extended.

Balcony railings approved in a style approved in the 1985 application are proposed for the top of the projecting bay. These will allow use of this space for extended amenity by the second floor flat which otherwise has no amenity space.

Glazing to the rear elevation is to be altered to increase natural light into the deep plan units. In several locations the window openings are to be enlarged to act as French doors with Juliet balconies to encourage a sense of the outside space into the flats.

Glazing to the front elevation is also to be altered to double glazed timber sliding sash windows to be more in keeping with the buildings original style.

One large picture window is proposed to enhance the double height space incorporated into one of the units. Although the proportions of this window are not traditional we believe that this element helps break up the wide, flat lower and upper ground rear façade, as mentioned above, to help restore the variation and depth enjoyed by the original building.

## **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:**

**The proposal is the refurbishment of the existing houses.**

### **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.