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DM148 15 Priory Road, NW6

Design statement

The subject of this application is a semi-detached house set within the Priory Road Conservation Area, a good example of mid 19th century suburban development. The Victorian Italianate style is prevalent in the area, with stuccoed facades and some classical decorative motifs. Despite some unsympathetic interventions the area retains its homogeneous architectural character.

Nº15 comprises three storeys – a two storey dwelling over an independent basement flat. All three facades are stuccoed, with hardwood sash windows. The frontage presents an arched pilastered porch and large ground floor and basement bay window, with decorative ironwork to balustrades and cills and substantial cornices. A roof parapet renders the shallow pitched slate roof almost invisible from street level. The side and rear elevations are less ornate, without the roof parapet.

On the ground floor of the existing house are located the lobby, living room, dining room, and an open plan kitchen. A wrought iron balcony and metal stairs provide access to the garden from the kitchen – not an original feature. A small toilet is allocated under the main staircase.

On the first floor there are two main bedrooms, a bathroom to the front, a small independent WC, and a smaller bedroom to the back.

The proposal is to convert the roof space into an additional bedroom with an en suite bathroom.

Given the shallow pitch of the existing roof, the floor of the new attic accommodation needs to be lowered to achieve an adequate head height. The ceilings of the existing larger bedrooms at first floor will therefore be reduced by approximately 400mm – though still above the heads of the existing windows.

Access to the attic is proposed to be via a straight stair running along the spine wall between the two existing main bedrooms. The door will be located at the foot of this stair, allowing the stair to open up into the attic space above without further doors and partitions. Two Conservation style rooflights will be located over this stair, allowing daylight to penetrate into what would otherwise be the darkest part of the plan.

Dormer windows are proposed to the front and rear, traditionally detailed reusing existing slates to clad the cheeks, and lead to dress the roofs. At the front the new dormer will line through with the existing dormer of the adjacent Nº13. The new windows will be constructed from hardwood, with double glazed casements and fixed panels.

Access statement

As no works are proposed to the front entrance of the house, the current stepped entrance will remain. The house will thus not be fully wheelchair accessible, though the alterations will not provide any further hindrance.

The proposal includes no on site parking provision. Bins/recycling will remain located as currently, on the front courtyard.