

15 Priory Terrace London NW6
Design and Access Statement 26.12.09



General view of the rear elevation of number 15 Priory Terrace

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View of existing rear basement extension to number 15



General view of rear extensions to number 13 Priory Terrace

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View of side elevation of existing upper ground floor rear extension to number 13 Priory Terrace.

Design Summary (use and amount)

The application is for the construction of an upper ground floor rear extension to provide a kitchen extension of 8m² together with the provision of an external metal staircase access from the upper ground floor to the garden.

Planning History

This application follows the refusal of planning application reference 2008/3947/P for significantly larger additions at both upper ground floor and lower ground floor levels.

The application is submitted together with a separate application for the re-unification of the two upper floor flats (planning portal ref PP-00926019) and facilitates the creation of a larger family-sized flat.

The current proposal takes into account the comments made in the case officers report in respect of the recently refused application.

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Layout

The provision of a modest rear extension on the upper ground floor allows for a kitchen to be provided on the entrance level of the flat.

Scale

The proposed extension is modest in scale and is the same size as that previously constructed at number 13 Priory Terrace - the other half of the pair of villas comprising numbers 13 and 15.

Appearance

The proposed extension will be constructed in traditional materials and construction techniques in keeping with the character of the conservation area. The appearance will be very similar to the existing rear extension to number 13 Priory Terrace.

Numbers 13 and 15 Priory Terrace form a pair of semi-detached villas. The construction of a rear extension at upper ground floor to number 15 to match that to number 13 would restore the balance and symmetry to the pair and would make a positive contribution to the conservation area.

Landscaping

The existing front and rear gardens would remain unaffected by the proposed extension.

Access

Access to the upper parts of the house will remain unaffected by the proposed extension. Access to the rear garden will be made easier by the proposed metal staircase

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