

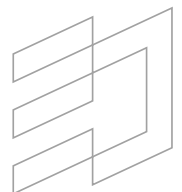
**PLANNING
DESIGN AND ACCESS STATEMENT**

in support of the proposal for a

REAR SINGLE STOREY EXTENSION AND
ASSOCIATED INTERNAL ALTERATIONS AT
FLAT 2A, 64 PRIORY ROAD LONDON NW6 3RE

Prepared by Emergent Design Studios

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**Flat 2A
64 Priory Road
London NW6 3RE**

Date: 31/07/2014

Pages: 02/04

Ref.: 015_DF_PL1_D&AS

1.0 Introduction

This Design & Access Statement supports the Full Planning Application for the proposed rear single storey extension and associated internal alterations for Flat 2A at 64 Priory Road, London NW6 3RE.

This statement also addresses how the proposal sits in relation to the context of the adjoining properties in Priory Road and the wider South Hampstead Conservation Area (CA).

2.0 Site Context

The subject property is located in a four-storey mansion block of flats, adjacent to identical mansion blocks on both sides along Priory Road. This row of identical mansion blocks all have extensive and deep gardens to the rear and are spaced approximately at 3.5m from each other flank-to-flank.

The site is located within the South Hampstead Conservation Area and the property is not listed.

3.0 Planning History & Context

Conditional permission was initially granted in September 1972 to application CTP/H5/8/30/13664 for the conversion of ground floor flat at 64 Priory Road NW6 into two self contained flats and the erection of a rear extension at lower ground and ground floor levels.

Recently in January 2010, permission was granted to enlarge the size of the rear window opening at lower ground level towards the garden - application number 2009/5245/P. This application corresponds to the window directly underneath the subject property's existing ground floor window to the rear, formed in 1972.

As outlined by the Case Officer at Pre-Application stage, the following guidance sections are relevant to this application: '*Camden planning guidance (CPG) no. 1, sections 4.10-4.18 discuss guidelines on heights of extensions and the retention of gaps between buildings. Section 4.13 states that rear extension should not be higher than one full-storey below the eaves or parapet. Section 4.17 discusses the importance of the preservation of existing gaps between buildings and the importance of established patterns*'.

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4.0 Proposals

Following the recommendations at pre-application stage, the proposed first floor rear extension matches the footprint of the existing rear extension at lower ground and ground floor levels. The proposed extension footprint is 15.60m². The external walls forming the bulk of the proposed extension align with the existing rear and side walls, and are also proposed to match the original brickwork.

The height of the first floor rear extension matches the height of both the lower ground and ground floor extensions from 1972. This height was kept to the minimum, to reduce the impact on the original mansion block bulk and proportion.

Consideration has been given to enhance the amenities of the neighbouring properties. The proposed extension is small and in keeping with the scale of the existing building. It is proposed to be finished with materials matching those the existing structures.

The existing 1972 ground floor window is maintained in width and setting-out, and enlarged vertically to match the window directly underneath it at lower ground level. The proposed window to the rear at first floor level matches - in proportion and fenestration materials- the upper floor windows of the original mansion block. A small side window is proposed at first floor level to the side of the building, which in our view does not present overlooking issues given that no openings are facing it in the opposite elevation of the adjacent property.

The extension's roof is proposed to be flat as recommended by the Case Officer at pre-application stage.

Aside from the first floor rear extension, the associated internal alternations consist of the relocation of the kitchen - currently at ground level in the 1972 extension - , into the room fronting Priory Road.

5.0 Heritage Statement

The site is situated within the South Hampstead Conservation Area and the proposals have been considered in respect of this location.

There are no amendments to the street elevation that have any impact on the heritage of the area.

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To the rear, the scale and design of the existing 1972 rear lower ground and ground floor extension and the proportions of the original Victorian mansion block (bulk and openings) in general, have been considered so that the rear and side aspects of the proposed enhance their appearance.

The proposed opening at ground floor level maintains the original fenestration of the existing 1972 rear window, only enlarging it vertically (consistently with the window enlargement at lower ground level, consented in 2010). The proposed first floor opening to the rear, matches the proportion and original fenestration of the Victorian windows in the wider mansion block.

6.0 Access

Access to the subject property remains as existing and will not be affected by these proposals.

The extension makes provision for generous circulation space and new entrance doors have a minimum 800mm clear opening width. Electrical switches and sockets, ventilation and service controls are specified at a height usable by all -between 450 and 1200mm from finished floor level.

Fenestration is designed to be easy to operate in consideration of the 'secured-by-design' standard for easily accessible ground floor windows as specified by BS 7950:1997.

7. Conclusion

We believe that the proposed is in line with the feedback from the Case Officer at pre-application stage, and should be supported as it presents no adverse impact on the existing building, the amenity of adjoining properties or the heritage of the wider Conservation Area.

We remain at your disposal should you require drawings and additional information to support this application.