



DESIGN & ACCESS STATEMENT

Proposed Single Storey Rear Extension at
103 Priory Road, West Hampstead, London NW6 3NN

Client

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PMA Document Control – 103PR3A001 Rev0
01.05.2015

1.0 INTRODUCTION

This Design and Access Statement has been prepared in accordance with the Full Planning Application for the proposed rear single storey extension for at 103 Priory Road LONDON NW6 3NN.

This statement also looks to address how the proposal sits in relation to the surrounding context of the adjoining properties on Priory Road, in addition to the Swiss Cottage Conservation Area.

2.0 SITE ANALYSIS

The application site is located within a three-storey mansion block of flats, and is in keeping with the remainder of the existing Priory Road streetscape. These rows of residential blocks all have a similar extensive rear garden, as well as a regular spatial distance between the respective boundary walls.

The site is located within the Swiss Cottage Conservation Area; however the application property is not a listed building.

3.0 PLANNING HISTORY

2012/0324/P [30-03-2012]

Planning permission had been granted for minor residential alterations to the rear elevation that included the replacement of an existing door with a window and an existing window with French doors.

2008/2069/P [24-06-2008]

Planning permission had been granted for a single storey rear and side extension and replacement window (bathroom) in the side elevation all at ground floor level in connection with Flat 1 and relocation of existing shed.

4.0 EXISTING BUILDING

Flat 01: The existing flat consists of two bedrooms, one bathroom, one living and dining room and a kitchen, and occupies one half of the ground floor footprint of a three storey Victorian mansion block.

Flat 02: The existing flat consists of two bedrooms, one bathroom, one living and dining room and a kitchen, and occupies one half of the ground floor footprint of a three storey Victorian mansion block.

5.0 DESIGN PROPOSAL

The proposed single storey ground floor rear extension is to match the white render finish as existing. The external walls are to form the bulk of the proposed extension and the proposed line of Flat No.02 extension is to project no further than the existing building line of Flat No.01. The proposed footprint of the extension is to be no more than 29.75m².

The height of the extension is to maintain the height of the existing flat roof construction and has been kept to a minimum in order to avoid any potential massing impact upon any adjacent properties.

The proposed extension is modest in size and appearance and in keeping with the extended building line of Flat No.01 (103 Priory Road). As mentioned above, the extension is to be finished using the same materials in order to match the building as existing.

To the rear, the scale and design of the existing proportions of the original Victorian mansion block have been considered. As a result, the fenestration setting-out and dimensions have been maintained in the proposal and to provide balanced proportions to the rear elevation.

There are no additional windows proposed to the sides of the building in order to mitigate potential overlooking issues. There is however, to be a roof-light positioned above the dining area of Flat No.01, in order to provide additional natural light.

The ground floor rear extension involves extending the existing living and dining areas. The internal alterations for Flat No.02 also consist of extending the second bedroom and the inclusion of an additional bathroom – adjacent to the second bedroom.

6.0 ADDITIONAL CONTEXT

The site is situated within the Swiss Cottage Conservation Area and the proposals have been considerate in respect to its location.

In particular, there are no amendments to the front street elevation and therefore there is no long-standing impact upon the heritage of the streetscape and immediate locality.

7.0 ACCESS

Access to the application site will not be affected by the proposal and remains as existing, as the proposal does not alter the pedestrian access to the property from the public highway.

The proposed single storey rear extension allows for the provision of a new entrance door to have a minimum 800mm clear opening width.

8.0 CONCLUSION

It is our firm view that the proposal respects the planning policies and local authority guidelines, and by virtue of its size and positioning, we believe the modest rear extension should be supported, as it presents no adverse impact on the existing building or streetscape, the amenity of adjoining properties or the heritage of the wider Conservation Area.