

DESIGN & ACCESS STATEMENT

To accompany the planning application, for the proposed rear extension at Flat 1, 106 Priory Road, NW6 3NS.

April 2015



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1. Introduction

1.1 This Design and Access statement has been prepared in support of the planning application at Flat 1, 106 Priory Road, NW6 3NS, which is submitted by Kokorelia Architects Ltd on behalf of Mr Richard Booth. The proposal is to be read in conjunction with the accompanying drawings.

1.2 Flat 1, 106 Priory Road is a lower ground floor flat.

1.3 The applicant seeks planning permission to:

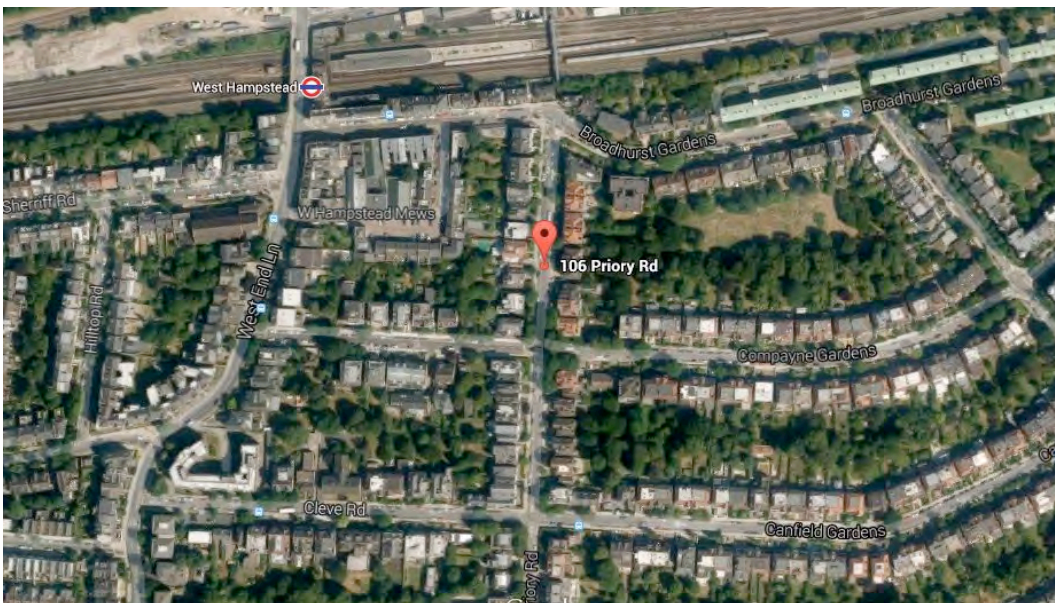
- build a rear extension
- convert a door into a window

2. Site and context

2.1 The property is located on Flat 1, 106 Priory Road, in Camden. The building is not listed. It is a detached house. The entrance of the property is on the side elevation. There is a private side path from the front to the rear garden.

2.2 Priory Road is a residential street and it is located within South Hampstead conservation area. The surrounding area is characterized by mainly residential properties.

2.3 The street has access to public transport. The closest station is West Hampstead



3. Proposal

USE and AMOUNT

3.1 The applicant seeks planning permission for a rear extension.

The development also proposes:

- the conversion of an existing door into a new window.
- the leveling of the garden to allow for a small paved area in front of the extension.

LAYOUT

3.2 The extension will be used as living and dining space.

SCALE

3.3 The scale of the proposed extension is 5.50m length x 4.9m depth and 3.15m height. The proposal is 26.95 sqm GEA. The scale of the building is clearly subordinate to the original building. There will be no loss of amenity to adjacent properties in regards to loss of sunlight, outlook, overshadowing, overlooking, loss of privacy and sense of enclosure.

APPEARANCE

3.4 The extension is designed to enhance and preserve the characteristics of the original house and the history of the general area. The material used on the side walls of the extension is brick to match existing. The new rear window on the existing rear wall will be painted white and will match the existing rear windows. The rear elevation consists of three sliding glass panels, with the frame painted dark grey. The proposed roof of the extension is a flat roof with two skylights to allow for more sunlight in the main space.

LANDSCAPING

3.5 The proposal includes minor landscaping work. A small part of the garden will be leveled to allow for a small paved area in front of the extension and the existing steps will be moved further out. The remaining garden is 18.5m, which is a reasonable garden and in keeping with the character of the wider area.

ACCESS

3.6 The main access to the property will remain as it is.

PRE-APPLICATION

Pre-application advice was sought on the proposed development. The case officer, Mr Obote Hope, concluded that the proposed development is in keeping with local policies. The application was considered acceptable both in scale and design.

4. Conclusion

The proposal represents a rear extension and a conversion of an existing door into a new window. The proposal is in line with Camden Council design guidelines and aims to keep in harmony with the existing design, having however a valuable impact to the living conditions of the occupants.