



DESIGN & ACCESS STATEMENT

Proposed Extension at Flat No.01&03
103 Priory Road, West Hampstead, London NW6 3NN

Client
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1.0 INTRODUCTION

This Design and Access Statement has been prepared in accordance with the Full Planning Application for the proposed extension to Flat No.01 and 03, at 103 Priory Road 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

2015/2653/P [01-05-2015]

Planning permission had been granted for a single storey rear extension with roof light to Flat No.02 (including Flat No.01).

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 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 03: The existing flat consists of one bedroom, one bathroom, one living room and a kitchen, and occupies the lower first floor footprint of a three storey Victorian mansion block.

5.0 DESIGN PROPOSAL

The proposed ground floor side extension is to match the brickwork finish as existing. The external walls are to form the bulk of the proposed extension and the proposed line of Flat No.01 extension is to project no further than the existing building line. The proposed footprint of this extension is to be no more than 5.9m² (63.5ft²).

This double storey side extension (Flat No.01&03) maintains a flat roof construction and the height of which 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 projects no further than the current building line (and is in accordance with Application Ref: 2008/2069/P). As mentioned above, the extension is to be built using the same materials 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, an oriel window – of classical design – has been proposed as part of the extension to Flat No.03 at first floor level. The proposed footprint of this extension is to be no more than 2.8m² (30.1ft²).

Any additional windows proposed to the side of the building are to be obscured, in order to mitigate potential overlooking issues.

The ground floor extension involves extending the existing side wall in order to include an additional shower and utility area. The first floor extension, at the side, is to improve the internal arrangement of the, currently inadequate, single bedroom and at the rear, to provide some form of dining area adjacent to the existing kitchen.

6.0 ADDITIONAL CONTEXT

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

In particular, there are no direct amendments to the front (street) elevation, and therefore, 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.

8.0 CONCLUSION

The proposal respects the planning policies and local authority guidelines, and by virtue of its size and positioning, we believe the modest 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.