



# DESIGN & ACCESS STATEMENT

Proposed Rear Extension to Flat No.05  
103 Priory Road, West Hampstead, London NW6 3NN

Client  
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PMA Document Control – 103PR3A005 Rev0  
06.11.2015

## 1.0 INTRODUCTION

This Design and Access Statement has been prepared in accordance with the Full Planning Application for the proposed rear extension to Flat No.05, 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

2015/4258/P [24-07-2015]

Planning permission had been granted for the erection of two storey side extension (Flat No.01 and 03) and first floor rear extension (flat No.03).

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 05: The existing flat consists of three bedrooms, two bathrooms, one living and dining room and a kitchen, and occupies the entire second floor footprint of a three storey Victorian mansion block.

## 5.0 DESIGN PROPOSAL

The proposed second floor level extension is to be formed using the same London stock brick façade treatment predominately used throughout the remainder of the building. The proposed line of the modest extension to the kitchen area is to extend no further than the current established building line for Flat No.05. The proposed footprint of this extension is to be no more than 3.6m<sup>2</sup> (38.7ft<sup>2</sup>).

This single storey rear extension 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. There are, however, roof-lights proposed, in order to provide the maximum influx of natural light.

The second floor level extension involves extending the existing kitchen area, in order to provide a sufficient kitchen / dining area arrangement, suitable for a family dwelling.

## 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 considered 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.