

# DESIGN & ACCESS STATEMENT FOR FLAT 2, 68 PRIORY RD, LONDON NW6 3RE

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31 March 2016



## **1.0 INTRODUCTION & PROPOSAL**

This statement has been produced to support a planning application for a side infill extension to Flat 2, 68 Priory Road, London NW6 3RE.

The subject flat comprises a three-bedroom garden dwelling (circa 102m<sup>2</sup>) within a conversion of five self-contained residential flats. No change of use is proposed.

## **2.0 SITE CONTEXT**

68 Priory Road is located to the east side of Priory Road between Greencroft Gardens to the north and Goldhurst Terrace to the south. The subject property is a late Victorian, four-storey, detached property comprising five residential flats.

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

## **3.0 PLANNING HISTORY**

15/02/1974 (ref.17888(R)) Change of use of ground floor of 68 Priory Road and works of conversion to provide a self-contained flat, erection of an extension at the rear of the ground floor and a side staircase extension.

2007/5681/P. Erection of single-storey extension and glazed door on rear elevation and installation of window within side elevation all at lower ground floor level in connection with lower ground floor level flat.

#### **4.0 DESIGN**

The proposed side extension would enlarge the second and third bedrooms of Flat 2 creating a three double bedroom dwelling with improved amenity and suitability for family occupation.

External material finishes have been specified to carefully integrate the extension and preserve the character of the Conservation Area (CA). The extension (GIA 9.44m<sup>2</sup>) would be subservient to the existing structure providing a total Gross internal floor area of 114.80m<sup>2</sup>.

The extension would be faced in reclaimed London Stock brickwork to match the front elevation of the building. Street facing fenestration in white-painted timber sash to match existing front elevation. Garden facing tilt-turn window in Iroko hardwood to match rear elevation. Proposed extension roof lights to be concealed below parapet level.

#### **5.0 ACCESS**

The current access remains unchanged and is not affected by the proposal.

#### **6.0 SECURITY**

The subject flat has been burgled twice in the past three years (and an attempted burglary in 2016) and on both occasions the side passage way was used a means of access. It is hoped that this proposal will improve the security of the property.

#### **7.0 HERITAGE STATEMENT**

The site is situated within the South Hampstead CA and the proposals have been considered in this context.

Although the proposed side extension will be visible from the street, the siting of the extension is largely below street level and considerably set back from the front elevation of the property. The extension will be subservient to the host building and constructed of sympathetic materials.

END.

## SITE PHOTOS



Fig 1 – Side passage way viewed from front of site



Fig 2 - Rear of side passage way (behind existing boiler shed)



Fig 3 – View of south side elevation of 68 Priory Rd from 66 Priory Rd