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PR 97 (07-16) – 37a Priory Road

DESIGN AND ACCESS STATEMENT

Lower Ground Floor Flat, 37 Priory Road





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1.0 Introduction

This design and access statement has been prepared by Studio 1 Architects to support an application for Full planning approval for a Proposal to 37a Priory Road, London NW6

The work involves the following:

1. Addition of a single storey rear extension to replace existing single storey rear extension.
2. Repositioning of entrance door in side facade
3. Two new window openings in side facade

37 Priory Road is not listed, and is sited within the South Hampstead Conservation Area.

2.0 Site location and Context

2.1 The existing building sits along a row of impressive detached and semi-detached villas. The property is located within the South Hampstead Conservation Area, situated in the London Borough of Camden. The property is situated on Priory Road.

2.2 The houses along the street are typically 3-4 storeys high, with a semi-basement floor underneath. They are stucco fronted with pronounced portico entrances. The rear of the buildings is also relatively embellished.

2.3 The existing residential property comprises of 4 self-contained flats.

2.4 The basement flat is accessed through a door in the side façade along a side passage, behind a gate.

2.5 There is a generous rear garden which is accessed directly from the rear of the basement flat. The garden is approximately 1.2m higher than the ground level of the flat.

2.6 There is an existing conservatory style extension to the rear of the property. This is in a fairly poor state of repair, and is unsuitable for its purpose as is too hot in summer and too cold in winter. This room currently contains the kitchen. There are also privacy and overlooking issues due to the large amount of glazing in the roof.



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Aerial view of site



View of rear of property



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3.0 Description of the Proposal

Rear Extension

The proposal is to demolish the existing lean to conservatory and make a more permanent, useable additional room. This additional space will create an open plan kitchen, living and dining space with direct access to the rear garden.

- 3.1 The footprint of the extension will extend the full width of the rear of the building, to maximise the living space and outlook onto the garden. However the proposed extension will not extend further into the garden than the existing extension
- 3.2 The extension will have a flat roof rather than a lean-to and will be solid with two skylights. This will reduce overlooking from the flat above as the amount of glazing in the roof will be drastically reduced.
- 3.3 The proposed extension will be rendered and painted white to match the existing building. The glazing will be Crittal style metal windows with dark grey frames. These are aimed at complimenting the classic style of the existing building.
- 3.4 A section of the garden will be lowered to allow for a small patio area immediately outside the dining room. This will give more privacy to both occupant and neighbours.
- 3.5 The front entrance will be reconfigured so that the flat can be entered at the same level as the external ground, this way there is no need for internal stairs inside the flat. An additional porch area is proposed to the side to maximise the entrance area, whilst still allowing through access to the rear garden.
- 3.6 By implementing good detailing and exemplary design, we hope to enhance the local architecture.

4.0 Layout

- 4.1 The layout seeks to create a more efficient space, with less circulation, more open living space with views out to the garden, plus more flexibility to allow for the needs of a modern and expanding family.

5.0 Daylight & Sunlight impact

There will be no daylight or sunlight impact on neighbours. To the boundary between this property and the adjoining property there is an existing wall which is currently higher than the proposed extension.



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6.0 Material Examples

5.1



Example of glazing to rear and roof with slim metal framed windows

7.0 Refuse

7.1 Bin storage arrangements will remain as existing

8.0 Trees

8.1 No trees will be affected by this proposal.

9.0 Amenity

9.1 A very small proportion of the garden is used up by the proposal. Most is retained as landscaped amenity space which will also provide a pleasant outlook for neighbours.

9.2 Part of the garden will be a sunken patio accessible on the same level as the internal floor level.



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10.0 Planning Policy and Legislation

10.1 Whilst designing this proposal, reference has been made to the following Planning Policies:

- **Camden Development Policies , Adoption version 2010 - Section 24**
- **Camden Core Strategy 2010-2025 Local Development Framework – Part2 – CS14**

10.2 National Planning Policy Framework

Section 7, paragraph 60 relates to creating high standards of architecture and states: ‘Planning policies and decisions should not attempt to impose architectural styles or particular tastes and they should not stifle innovation, originality or initiative through unsubstantiated requirements to conform to certain development forms or styles. It is, however, proper to seek to promote or reinforce local distinctiveness’.

Paragraph 14 says that proposals that accord with the development plan should be approved without delay.

Paragraph 54 acknowledges that improving or making more effective use of the existing housing stock is an important consideration.

The Framework emphasises the importance of good design and paragraph 56 says “Good design is a key aspect of sustainable development, is indivisible from good planning, and should contribute positively to making places better for people.”

We otherwise refer to and rely on paragraphs 7, 8, 9, and 187

10.3 In addition to 37 Priory Road, other relevant Planning Applications which have been approved for lower ground floor extensions along the same street are as follows:

Application Number: 2015/7255/P

Site Address Lower: Ground Floor Garden Flat 117 Priory Road London NW6 3NN

Application Number: 2015/3100/P

Site Address: Flat 1 89 Priory Road London NW6 3NL



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11.0 Conclusion

The accompanying proposal seeks to conserve and reinforce the character of the existing property and surrounding conservation area while allowing the building to accommodate the demands and increased flexibility of contemporary lifestyles.

Substantial improvements will be made to the layout to make a more functional space, along with modernising the interior décor and services. The improvements will be built to current Building Regulation standards allowing for the building fabric to perform better both thermally and acoustically. The alterations combined should extend the useful life of the property for the foreseeable future.

The proposal should be recognised for its design merits.

12.0 Studio 1 Architects

We have a committed team whose principal concern is to assist your needs as the clients by using our skills and experience by means of innovative and contemporary design. We make considerable effort to help develop the brief by getting to understand your needs and highlighting opportunities the site may have.

Our approach is grounded in its design principles, we strive to create space and place that improves the quality of life of those who use and surround it. We always endeavour to contribute positively to the projects sociological and environmental context and in so doing creating the true nature of Sustainable Architecture.

We have vast experience working on projects of all sizes. We are currently working on housing schemes of numerous new build houses, one off new builds, renovations and extensions. Our experience ranges from feasibility studies, listed properties in conservation areas to industrial scale buildings. We work in both an urban and rural context.