



**Insertion of 2no Plateau Rooflights,  
replacement of existing Rooflights,  
dormer windows and new glazed doorway  
to existing terrace to  
Flat 5, 83 Priory Road, London, NW6 3NL**

**Heritage Statement  
Design & Access Statement**

Job No.: 1602328

REV: -

16 January 2017



## 1. Introduction & Brief

- 1.1 Flat 3, 83 Priory Road is a three-storey mansion block converted into flats and located inside the South Hampstead Conservation Area. Its exterior envelope is predominantly made of London Stocks with detailing to brick to windows surrounds but mainly on the external woodwork.
- 1.2 The client approached Domus Architects + Project Mangers Ltd with a brief to install a 2no. roof lights to the flat roofs, replace all existing roof light windows and minor alterations to the roof terrace doors.

## 2. Heritage Statement:

- 2.1 The subject property is located within the South Hampstead Conservation Area
- 2.2 The property is a large town house with brick built façades. The windows have painted surrounds and sash and windows. The arrangement and size of these vary.
- 2.3 Careful consideration has been given to any impact on the Conservation Area and we are of the opinion that there is no measurable impact. There is no measurable impact upon the street scene nor is there any measurable impact to the built environment. The conservation roof lights cannot be seen from the street.

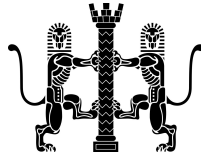
## 3. Design Approach

### Design Process

- 3.1 The proposed conservation and plateau roof lights will be double glazed and material finish will match the roof slate and lead colour.
- 3.2 Assessment of the buildings within the locality leads to the conclusion that the design adopted is appropriate.

### Use

- 3.3 The proposed use is for residential purposes.
- 3.4 The proposed use is in character with the area.



### **Layout**

3.5 The site is located within the established residential road known as Jameson Street.

3.6 There is currently one dwelling house located on the site.

### **Scale**

3.7 The proportion of the rooflights relates to others in the street.

### **Appearance**

3.8 The material selected compliment and maintain the theme of surface materials already used within the street scene.

## **4. Access**

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

### **Transport Link**

4.2 Priory Road is located in an area which provides excellent public transport services including trains and bus routes.

### **Road Layout**

4.3 The existing road layout remains unchanged.

### **Inclusive Access**

4.4 The scheme provides for inclusive access without limitation by way of age, disability, ethnic or social groupings.

## **5. Summary**

5.1 The proposed work at Flat 2, 89 Priory Road is an opportunity to improve the quality of light to the existing residence. This will be achieved through the addition of the carefully considered alterations which have been designed, in our opinion, to a high quality in accordance with the guidelines set out by the Camden Planning Guidance.

5.2 The character and appearance of the property has been successfully enhanced whilst conforming to the local characteristics of the South Hampstead Conservation Area.