

DESIGN and ACCESS STATEMENT
Proposed rear extension to Lower Ground Floor Flat
35 Priory Road London NW6 4NN



The Site

The lower ground floor flat is part of a substantial semi-detached property amongst a terrace of matching properties, although once individual properties, each divided into flats. No 35 is situated on the West side of Priory Road two houses South of Abbots Place.

The Conservation Area

The property falls within of the Priory Road Conservation Area. This Conservation Area is a small pocket of Victorian Italianate style properties, their design inspired by the palaces of Renaissance and influenced by Osborne House built for Queen Victoria in 1849. Semi-detached villas predominate. Built from the late 1840s through the 1850s, the South part of Priory Road starts with two-storey plus basement properties until No 31 (left in photograph above). From No 33 the properties are mostly three stories with basement, of which the application property at No 35 is one. The properties are decorative at the front with cornices, architraves, pilasters, mouldings, and columns, but with minimal detail to the rear

Nos 1-47 on this side of the street are noted as making a positive contribution to the Conservation Area.



Residential

The application property is a lower ground floor self-contained flat. There is no change as part of this proposal.

Accessibility

Access to the property, which is exclusive to this property, is down the side (see photograph above) is not affected by this proposal. This application property has exclusive use of the garden and parking space (once a driveway to a lower ground floor garage) in the front garden.

Transport

This is an existing property where the applicants are aware of Controlled Parking Zone restrictions. The property is in easy reach of three stations, Kilburn Park (Bakerloo Line), Kilburn High Road and West Hampstead. Equally a short walk to the numerous buses on Kilburn High Road/Maida Vale and Abbey Road/West End Lane by which the property is well served.

Refuse

Domestic refuse storage is as existing accommodated within the front garden area to the right where there is more than adequate space for a bins and recycling. The proposal adds no direct additional requirement.

The Design

The proposal is to add a rear extension to improve the accommodation. The height of the boundary walls each side are at the equivalent of ground floor level, so the proposed extension sits within those walls with no effect on daylight or sunlight reaching the adjoining properties.

The present flat has patio areas extending out at lower ground floor level and stepping up to the main garden level.

The gardens to No 35, and No 33, are larger than other gardens in Priory Road.

The proposed extension extends just 3365 mm on the South side, adjoining the No 33 boundary, which is 2700 mm measured from the existing rear bay window projection. On the North side the extension is in line with the side of the existing property, so away from the boundary with No 37. The extension extends 4850 mm from the rear corner, 4200 mm measured from the existing rear bay window projection. The existing sunken patio areas are extended out to be at an accessible level, useable in connection with the flat, with garden storage cut in under the main garden level, to store garden furniture, and gardening implements, saving the need for unsightly garden sheds.

The proposed extension walls are in stucco render tying in with main property. The rear, and small return, are timber framed glazed doors and windows to make the most of the garden exclusive to this flat, and the glazed return making the most of South light.

The roof over the reception contains a large rooflight to throw daylight, and sunlight, into the inner part of the room. This roof could be formed as a "green roof" if required by the owner of

the upper ground floor flats, or to minimise the appearance of this extension, although almost entirely lost from any impact, being only slightly higher than the boundary walls.

The whole extension is lost behind the property, therefore unseen from the street and the characterful front elevations of the Conservation Area.



The existing garden and rear elevation at 35 Priory Road

Permission granted in recent years for lower ground floor rear extensions in Priory Road:

2016/5402/P – at the adjoining 37 Priory Road

2015/2653/P – at 103 Priory Road

2015/2663/P – at 106 Priory Road



The rear lower ground floor and existing patio areas to the rear of the lower ground floor flat.

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The rear extension, conservatory kitchen, to the lower ground floor flat at No 37 as seen over the wall from No 35 – two different views and noting the extension to No 39 beyond.

The Permission granted 25/11/2016 - reference **2016/5402/P** - to replace the conservatory type extension in solid form, as this application proposes, had not been granted/had not commenced when this photograph was taken in 2016



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