

15 Priory Terrace London NW6 4DG

Design and Access Statement 02.05.2018



General view of the front elevation of number 15 Priory Terrace

Design Summary (use and amount)

The application is for the unification of the maisonette on the 3 upper floors with the garden floor flat to create a single larger family dwelling of 4 bedrooms.

No increase extension or in floor area is proposed and no alterations to the exterior of the property are proposed.

Number 15 Priory Terrace was originally constructed in the mid Victorian period as a 4 bedroomed single family dwelling house. The current application would restore the house to its original state.

Relevant Planning History

2010/0330/P dated 24.03.2010

Planning permission granted for the unification of upper ground floor flat and the maisonette on the first and second floor levels into one self-contained maisonette (Class C3).

2010/0227/P dated 30.03.2010

Planning permission granted for the erection of a rear extension at upper ground floor level and the erection of metal staircase to provide access to the rear garden from upper ground floor terrace of flat (Class C3).

2010/1760/P dated 25.05.2010

Planning permission granted for the erection of a single storey side extension to lower ground floor flat (Class C3).

All 3 of the above consents were implemented in 2010-2012.

Layout

No change in the layout is proposed. When the above consents were implemented in 2010-2012 an internal convenience stair was constructed to link the upper and lower flats, as the garden level flat was for the elderly mother of Mr Rigg. She has since passed away.

Scale

No extensions are proposed. The re-unification will facilitate a 4 bedroomed house of 264m², a size which is entirely in keeping with the surrounding area.

Appearance

No changes in appearance are proposed in this application.

Landscaping

The existing front and rear gardens would remain unaffected.

Access

Access to the house will remain unaffected by the proposal.

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