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PLANNING DESIGN & ACCESS STATEMENT

Ground Floor Flat - 97 Priory Road, London NW6 3NL

PROPOSED EXTENSION & ALTERATIONS

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Prepared by YOUR ARCHITECT LTD

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1.0 ASSESSMENT & EVALUATION

1.1 Context

This Design & Access Statement supports a planning application to develop and extend a Ground Floor Flat, with a part basement, 97 Priory Road, London. The property site is within a conservation area; we have taken this into consideration with the proposed design.

This proposal follows previous planning submissions to Camden Council, application no. (2015/2217/T) and another no. 2004/4973/T in 2004 for works to trees.

We had also submitted a scheme which was left invalid/withdrawn due to the feasibility of the basement design which was omitted 2018/5393/INVALID. The fee of which had been paid and accepted should be transferred to this application.

The content and the proposed new application has been designed to address where possible the owners design brief and the planning guidelines. We have also considered the existing extensions to the flat, and the careful removal of the existing rear extension.

We believe that the proposed site - that requires minimum site preparation has specific attributes which enable it to support the construction within its boundaries – a single storey rear extension with internal alterations and careful removal of the existing extension. The proposal does not materially affect the surrounding properties and is designed with materials to match the existing.

1.2 Location

Ground Floor Flat, 97 Priory Road, London, lies in a highly accessible and sustainable location. This particular site has good public transport links and is very well connected, and walking distance from West Hampstead underground.

Road links too are excellent.

As for shopping, the site is within walking distance of Finchley Road supermarkets, banks, schools, restaurants and other facilities available in the local town.

The proposed site is currently a residential house which had historically been converted into - share of freehold flats. The Building sits within an area predominantly occupied by large detached dwellings (often converted to flats). The site has access from Priory Road via an existing dropped kerb, the main entrance door is on the front elevation, and accessed via steps to the ground floor. There is also an open side access and secured access to the private garden owned by the ground floor. The surrounding properties enjoy and will continue to enjoy their own private amenity space, and will not be any more overlooked or affected by the proposed extension.

In addition, there is the opportunity to take advantage of a site that provides a perfect platform for development. Off street parking is unaffected.

1.3 Existing Building Design

The existing buildings are constructed with a palette of traditional materials that include facing London stock brickwork, Slate pitched roofs, a mixture uPVC double glazed doors and windows, and timber sash windows.

The boundaries are defined by large shrubs and 9" thick boundary wall.

Ground Floor Flat, 97 Priory Road is a traditional detached dwelling with a front access and parking at the front from Priory Road. It has no historical or heritage value, it is not a listed building, a building of local interest, a scheduled monument, within a site of archaeological interest It is also not within a registered historic park or garden, it is however within a designated conservation area.

It is in a conservation area. Our design reflects this fact.

2.0 DESIGN/HERITAGE VALUE

2.1 Design Approach

Having carefully considered all aspects, we believe that the characteristics of the site enable the host property to be extended to provide a larger more sustainable dwelling house that does not detrimentally affect the Conservation area. The proposed increase in floor area is only 25sqm.

With our planning proposal, we have designed within the general guidelines and policies of Camden Local Plan and the following:

- Camden Planning Guidance

As a result, we believe that we will also satisfy Part M of the Building Regulations and most of the Lifetime Homes Standards to ensure a sustainable dwelling. Although the main entrance is stepped – so it would apply to ambulant disabled users.

The proposed new extensions are sited on the rear of the property, not compromising neighbouring amenity/privacy at all.

With regards to the height of the development we are not exceeding the existing ridge height (although the roof lights nudge above the existing ridge height of the original extension). It should be emphasised that there is no amenity or overlooking issues, side facing windows are obscured at ground floor. All the habitable spaces except one (which is existing) face the front and rear, looking onto the private garden, or the forecourt.

With consideration of the conservation area – we have minimised the changes to the front elevation to zero, although there may be cosmetic alterations to the windows and doors to ensure they are sustainable and energy efficient, and to match the existing style and profile.

All material used will be to match the existing or as close as possible.

All foundations, eaves, gutters, downpipes, etc., will be located within the curtilage of the site so as not to require rights over any third-party property. The applicant will enter into a Party Wall Agreement with the adjoining owners under the existing statutory legislation including an obligation to undertake and pay for such works as are agreed necessary to ensure the continued structural stability – if needed.

The materials removed will be carted away in a sustainable way or re-used on-site.

No major demolition works are required for this proposed development,

as the main house structural load-bearing walls will mainly remain intact, and where they are to be removed, bridging will be designed by a qualified structural engineer, as needed at building control stage.

The proposal is designed with consideration of the Lifetime Homes design guidance, and can easily be adjusted to cater for elderly or ambulant or dependant occupants (this is not needed for an extension, but is good practice).

2.2	**Building Fabric**
	All materials used to construct the new building will be chosen to match the building on site. Any overlooking windows will be fully fixed below 1.7m and fitted with obscured glass. All external paths, driveways and parking areas will be constructed of permeable paving, and or repaired to match the existing.

3.0 ACCESS

3.1 Vehicular

There is an existing dropped-kerb access for the car parking facility on site, which will assist in building the development, and contain the construction facilities, but on completion the proposal is to ensure the surface, and property is left in a condition to that had previously existed.

3.2 Pedestrian

The main pedestrian access to the dwelling is located at the front of the dwelling off the private forecourt/front garden.

3.3 Disabled

Although this is not a consideration with an extension – we have considered this as part of our design brief for the applicant and their family.

The development is designed to meet most of the relevant Lifetime Homes standards as follows:

1	A parking space
2	Car parking within minimum distance of the home
3	An entrance approach that is level or gently sloping – from rear
~~4~~	~~An illuminated, covered entrance, with a level access threshold~~
~~5~~	~~Easy to access communal lifts and stairs (not applicable – for flats only)~~
6	Doorways a minimum of 800 mm (900 mm when approach is not head on). Internal doors to have 300 mm of wall space to the side of the leading edge.
7	A 1500 mm turning circle (or 1400mm oval) in dining and living areas, with adequate wheelchair circulation in other areas.
8	A living room at entrance level.
9	Space on the entry level that could be used as convenient, temporary, bed space.
10	~~A wheelchair accessible entrance level WC and shower wet room.~~
11	Bathroom and WC capable of taking adaptations such as handrails.
~~12~~	~~A staircase designed to accommodate a stair lift, and a concealed ceiling hatch allowing easy future installation for a through-the-ceiling lift.~~
13	A direct route from a bedroom to the bathroom for potential installation of a ceiling track hoist. (Achieved by installation of a removable floor-to-ceiling wall panel to create an en-suite facility.)
14	A bathroom designed for ease of access, with at least 700 mm between items of bathroom furniture, e.g. between bath and washbasin.
15	Living room windows no higher than 800 mm from the floor level, with easy to open/operate windows.
16	Switches, sockets, ventilation & service controls between 450mm & 1200mm from the floor.