

## DESIGN, ACCESS AND HERITAGE STATEMENT:

PROPOSED NEW GROUND FLOOR SIDE AND REAR EXTENSION AND ASSOCIATED WORKS

INCLUDING DEMOLITION OF THE EXISTING SIDE AND REAR EXTENSIONS AND FORMATION OF  
A NEW DEDICATED ENTRANCE DOOR TO FLAT 1, 105 PRIORY ROAD, LONDON, NW6 3NN.



Existing front elevation to 105 Priory Road showing the existing ground floor Flat 1 to the left of the front door.

Information and documentation in support of an application for Full Planning Permission for a new side and rear extension to the existing ground floor Flat 1, Priory Road, London NW6 3NN. The application follows an application for formal Pre-Planning Advice (Ref: 2019/4457/PRE) and includes a full Arboricultural Assessment Report prepared by Ash Partnership.

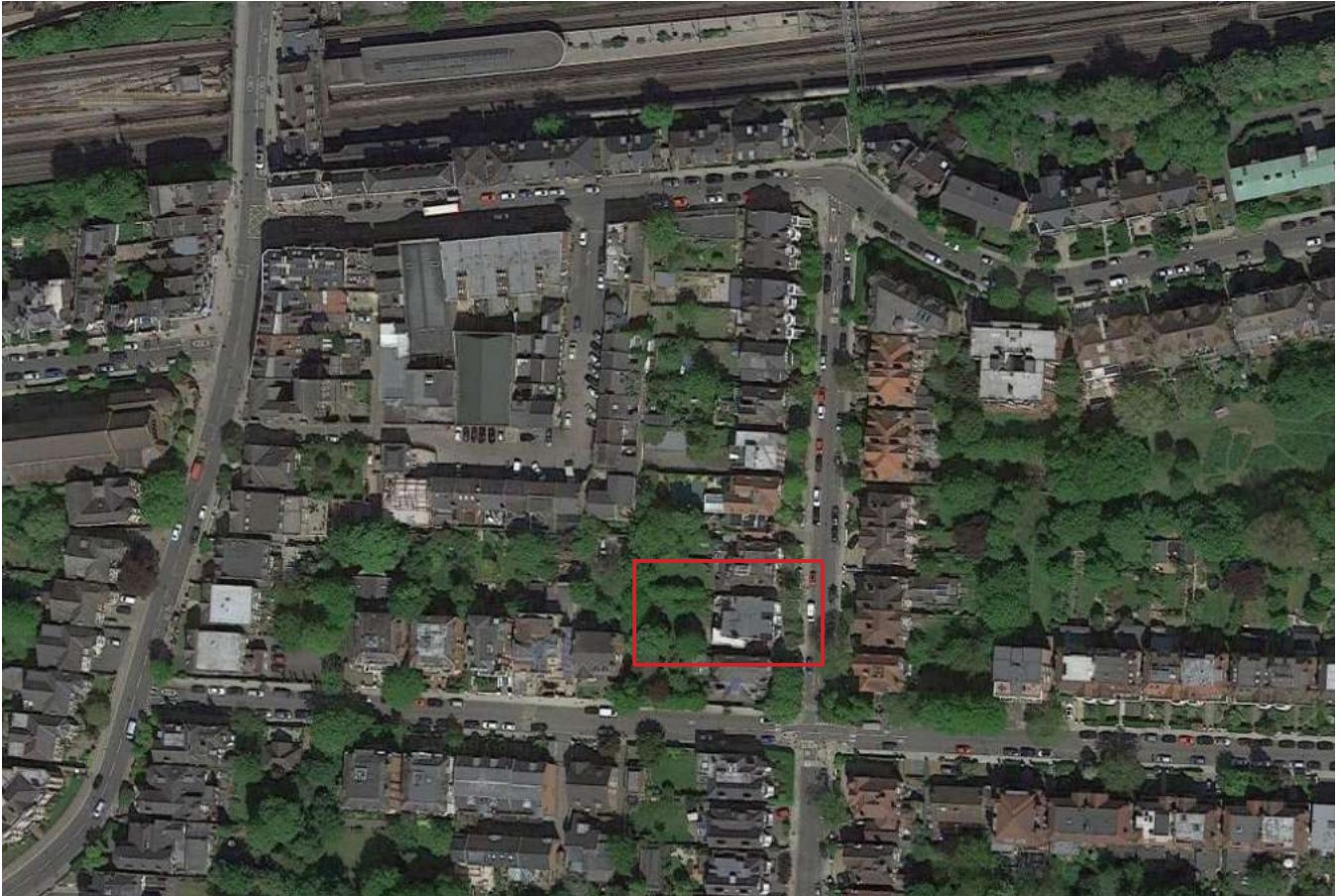


Left and Centre: Existing side and front elevation to 105 Priory Road. Right: Existing ground floor side and rear extension to Flat 1.

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Aerial map showing 105 Priory Road located close to the junction with Compayne Gardens to the south, West End Lane running parallel to Priory Road to the west and the Jubilee Line West Hampstead Station to the north.

### 1. Introduction

This Design and Access Statement and Heritage Assessment has been prepared in accordance with the guidelines set out in the Commission for Architecture and the Built Environment (CABE's) Design and Access Statements (2006) and the criteria outlined in the 'Historic Environment Good Practice Advice' suite of documents (2017), as issued by Historic England with reference to the National Planning Policy Framework (NPPF) and related guidance given in the Good Practice Advice notes 1, 2, 3 and Advice Note 2.

The report accompanies an application for Full Planning Permission for the addition of a new ground floor side and rear extension to Flat 1, 105 Priory Road, London, NW6 3NN.

The proposed alterations to the existing house have been carefully designed to respond to the proportions and special architectural interest of both the host building and wider streetscape. The proposed new extension will replace the existing side and rear additions to the flat, forming a cohesive addition to the original house; improved spatial and visual connection between the living spaces and the large rear garden; a new dedicated side entrance door to Flat 1; and providing the additional bedroom space currently required by the owners for their growing family.





View to the rear of 105 Priory Road showing the existing rear and side extensions to the subject property and neighbouring houses.

## 2. Site Context and Historical Analysis

Number 105 Priory Road is set back behind a walled front garden to the west side of the street, close to the junction with Compayne Gardens.

The house is located within the South Hampstead Conservation Area a few minutes walk from West End Lane and West Hampstead Station, and comprises a large detached 2 storey Late Victorian house in well detailed gault brick with original loft floor in the pitched roof, and a large glazed lantern over the main staircase. To the rear there is a long garden with a number of mature trees including a line of pollarded Lime Trees.

The house is currently divided into 7 separate flats across 3 storeys, all currently accessed via the original front entrance door.

Flat 1 occupies the south rooms of the original ground floor and includes an existing wrap around side and rear extension with a mix of tiled pitched roof matching the main house, and flat felt roof to the later additions. Immediately next door, Flat 3 has also added a ground floor rear extension with pitched roof (2010/3206/P).



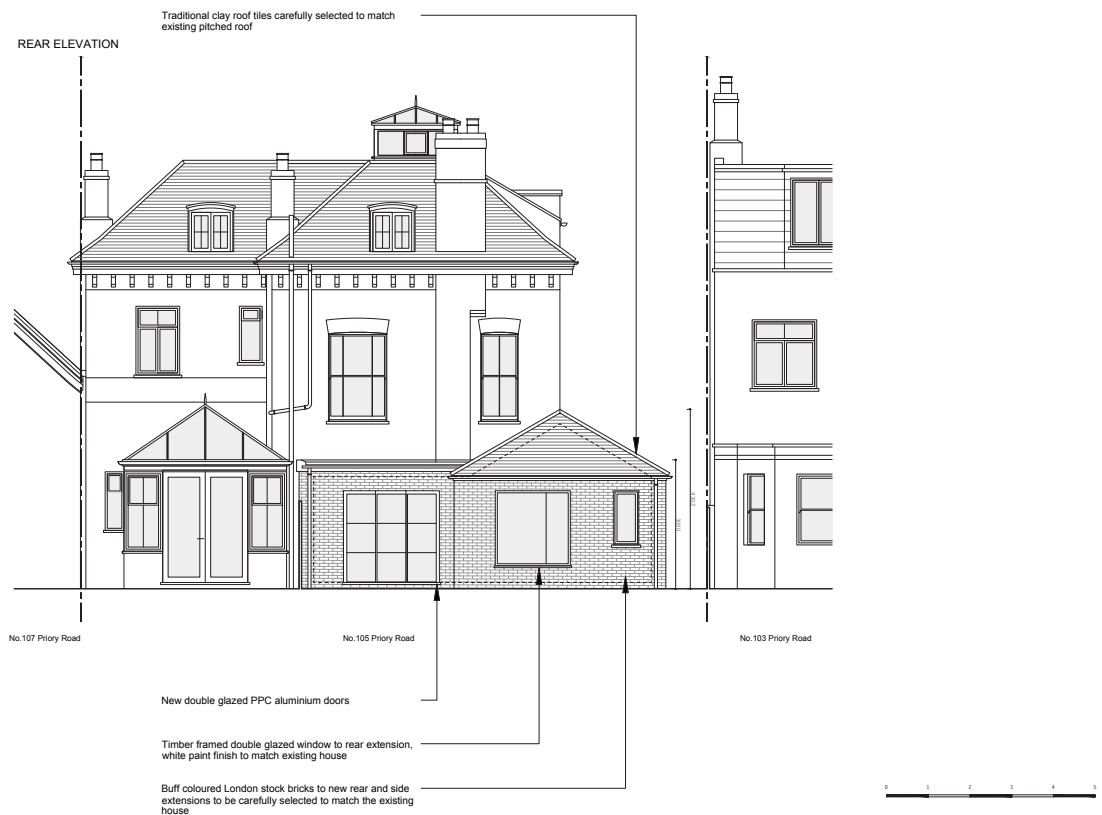
Existing rear elevation to 105 Priory Road showing the existing ground floor side and rear extensions Flat 1 and the neighbouring rear extension to Flat 3.

The main house was built in the early 1880's as part of the development of the Powell-Cotton and Kilburn Priory Estates in an eclectic Victorian Gothic style. The building is generally well maintained and retains the original Gothic porch and other original stone and stucco detailing to the eaves and front bays in a mix of Gothic and Classical Revival styles.

The South Hampstead Conservation Area Statement notes:

*Development in the area (finally) commenced in 1874, when Priory Road (then called Canfield Road) was opened, providing a gateway to the Western side of the Estate. Priory Road marked the boundary between the Maryon Wilson Estate and the estate of Colonel Cotton to the west, with whom land was exchanged. By 1875 plots were for sale in Priory Road, and between 1877 and 1882 51 mostly detached houses were constructed there.*

*The western section of the conservation area as developed by Colonel Cotton is predominantly comprised of large two and three storey detached buildings; this time with that very typical mid-19th century mix of style – while broadly Gothic in form they often enlist fashionable Classical revival details. Properties, for example on Acol Road, have overhanging gables with ornate timber bargeboards, brick banding, large bay windows with foliate motifs to the mullions and Classical porticos with ionic columns.*



Rear elevation drawing showing the proposed new rear and side extension to Flat 1 and the existing rear extension to Flat 3.

### 3. Proposed Extension Design and Volume

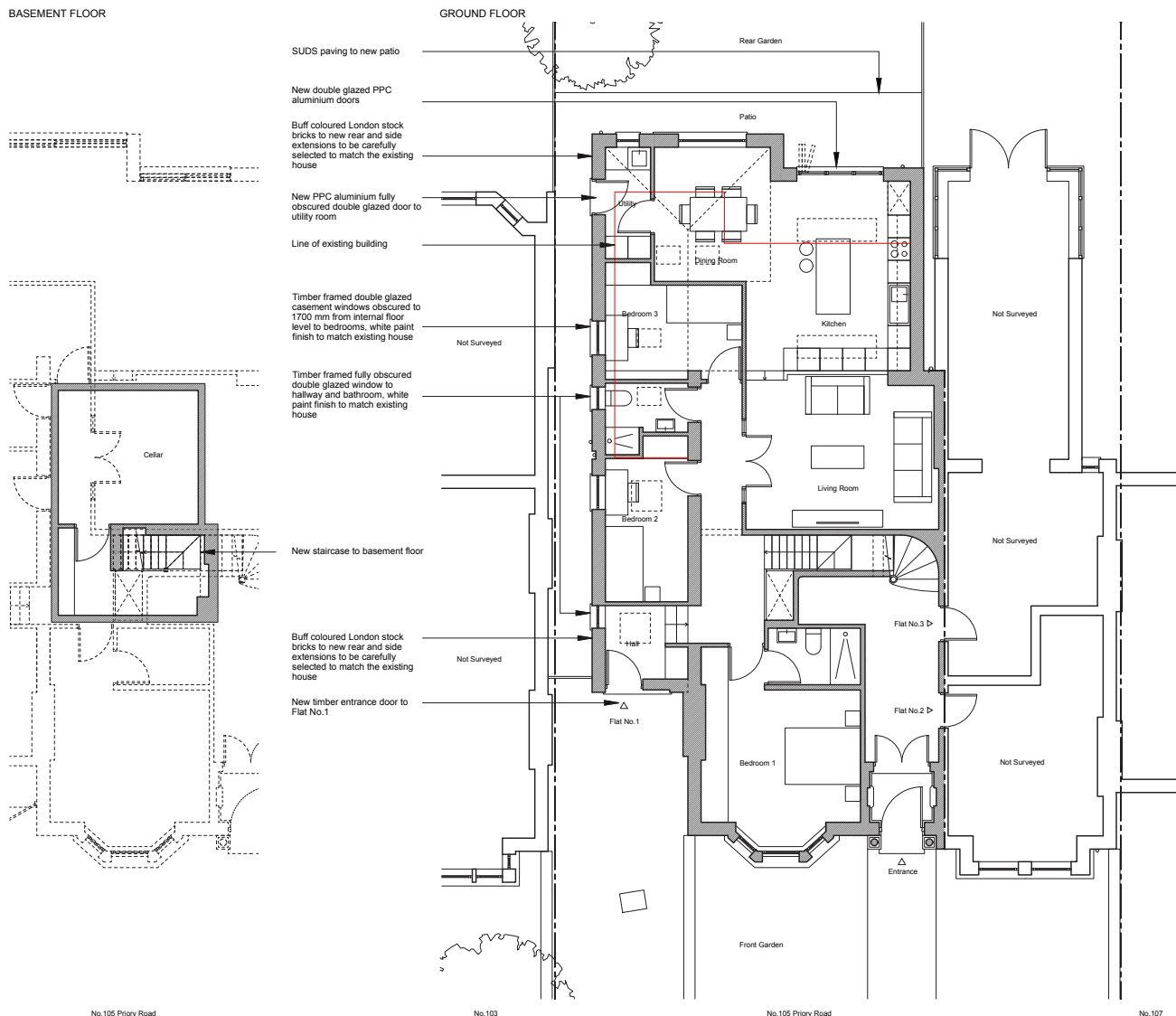
The proposed alterations comprise the demolition of the existing rear and side extensions which have been previously added to the ground floor flat, and the reinstatement of a new carefully designed wrap around extension with new side entrance door and hallway.

In addition to the existing front bedroom, the alterations allow for the creation of two new bedrooms and a light and spacious family living and kitchen area with open views and access to the large rear garden.

Rooflights to the side and rear sections of flat roof allow light and air into the heart of the building, where currently the deep plan means that the key living spaces are dark and poorly ventilated. These are hidden from view by a traditional brick parapet with reconstituted stone coping in keeping with the older single storey extensions to neighbouring houses.

To the side elevation, a communal walkway gives access to the shared section of the rear garden, and a new dedicated front entrance door to Flat 1 is created in the form of a timber garage door similar to the recent addition to the neighbouring house at number 103 Priory Road.

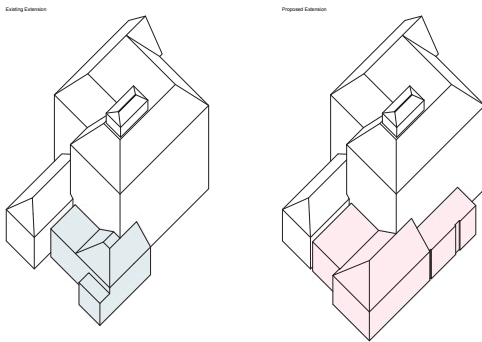




Proposed Ground Floor Plan showing the side and rear extension and new entrance door to Flat 1.

The form and proportions of the new side extension replicate the volume of the existing side extension, reinstating the section of tiled pitched roof to the rear, and adding a new flat roof with brick parapet to the front entrance hall. The line of the front elevation of the new side extension is substantially set back from the front elevation of the main house, ensuring that the new addition reads as a subordinate addition to the principle elevation and volume.

The long flank wall is broken by a fully obscured inset window to the entrance hall, and an inset rainwater drainpipe, visually breaking up the volume when glimpsed from the street and reflecting the pattern of external chimney flues and brick detailing seen elsewhere to the side and rear elevations of the original house. This will also remove the need for unsightly expansion joints to the brick walls.



View of the existing and proposed rear elevation to 105 Priory Road showing the side and rear extensions to Flat 1 alongside the neighbouring rear extension to Flat 3.

#### 4. Amenity Space

The house has a large area of private garden to the front and rear, with mature trees and lawn, well tended shrubs and a dedicated space for storing wheelie bins. The large rear garden is shared between the owners of the flats with the exception of Flat 3 which owns a privately fenced off section.

Flat 1 owns the patio and the half of the rear garden closest to the house, with a right of way for other residents along a path to the communal lawn at the far end. The proposed extension enhances the relationship between the living spaces and the private section of garden, and has been carefully designed to minimise impact to the shared amenity and visual aspect provided by the garden.

The proposals are designed to minimise impact on neighbouring views and amenity, responding to the existing volumes and maximising the relationship to the rear garden. The proposed layout is configured to meet or exceed National and Local Housing Space Standards and requirements.

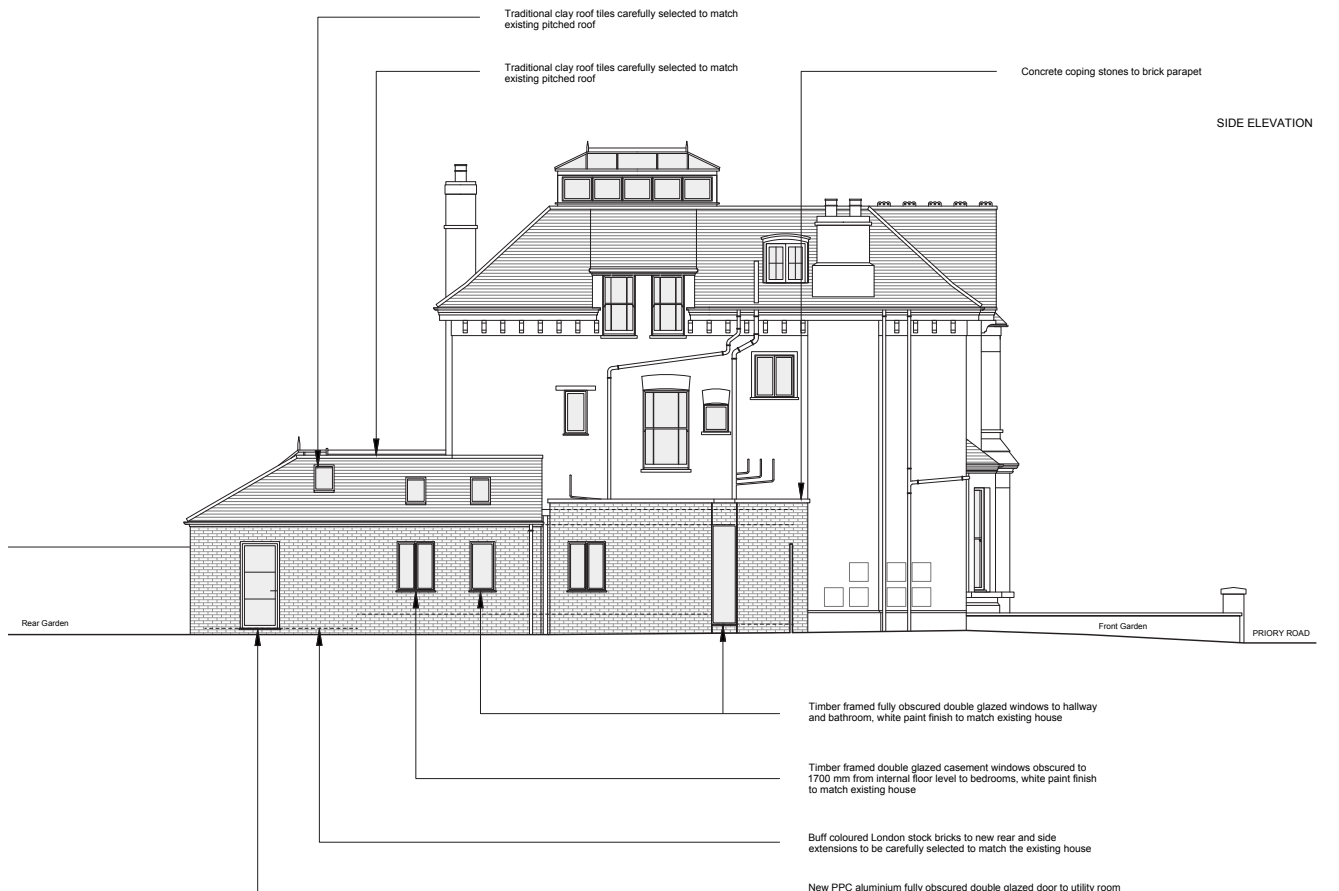
#### 5. Ecology, Trees and the Surrounding Environment

The proposed extensions will have no impact on the existing trees and gardens. There are no relevant Tree Preservation Orders (TPOs) either within or adjacent to the Site boundary. London Borough of Camden has confirmed that lime trees in the rear garden were previously covered by a blanket TPO but this has since been withdrawn. The lime trees still benefit from Conservation Area, and therefore any tree works would require permission from the Borough.

A full Arboricultural Report gives a detailed Tree Protection Plan specifically with regard to the lime trees closest to the proposed rear extension. This includes a 'no dig' solution for foundations to the south west corner to avoid the Root Protection Area of the first tree. We request that full structural details of the relevant foundations are provided as a formal Planning Condition prior to beginning the works.

Following detailed analysis the report concludes that 'the proposed re-development of this Site is regarded as acceptable based upon this arboricultural assessment, and it can both retain healthy perimeter trees and maintain an acceptable level of visual containment'.





Side elevation drawing showing the proposed new extension with tiled pitched roof to the rear to match the existing extension, and flat roof with brick parapet to the new front entrance hall.



## 6. Design, Materiality & Sustainability

The proposed ground floor extension is designed to read as a natural addition to the existing building volumes, in keeping with the Conservation Area streetscape and subordinate to the main house.

Sections of flat roof to the side and rear will be planted with sedum mat to form additional habitat for insects and attenuate rainwater run off. This will be out of view from the street behind the raised parapets. The existing concrete hardstanding to the side of the house is cracked and in a poor state of repair.

The proposed side extension will provide a generally enhanced aspect from the street, and the sedum roof will attenuate rainwater runoff. The rear patio and side alleyway will be constructed using suds permeable paving and the overall area kept to a minimum to retain the size of the lawn.

Exterior walls are to be constructed from reclaimed white gault bricks with light coloured lime rich mortar to match the existing elevations and brickwork. The section of pitched roof is hipped and gently flared at the eaves to match the existing extension and main house roof, tiled with flat clay tiles colour matched to the main house roof.



Front elevation drawing showing the proposed new side extension with flat roof and brick parapet to the new front entrance hall and tiled pitched roof to the rear.

The low flat roof facing the street is capped with brick parapet and reconstituted stone copings reading as a traditional ancillary garage building with a pair of black painted timber doors providing a new entrance door to Flat 1.

Window openings are proportioned to read as a continuation of the historic pattern, with traditional timber casements and slimline double glazed units to the side alleyway, and generous glazed doors with neutral coloured slim aluminium frames and glazing bars to the rear elevation. The doors to the garden particularly are designed to feel intentionally new whilst also responding to the proportions of the large sash windows to the first floor.

The works will be carried out to a very high standard of workmanship using high quality materials to exceed Building Regulation requirements for accessibility, energy and thermal efficiency, low water usage and high standards of thermal and acoustic insulation throughout.

The proposals respond to demand for high quality, accessible and conveniently located housing, whilst making a positive contribution to the special interest and character of the host building and the wider Conservation Area. The draft designs are well judged, acknowledging the character and scale of the existing streetscape and representing spacious, well designed living accommodation with good amenity space suitable for families or individuals with different needs and accessibility requirements.



*Left: New side extension and front entrance door to 103 Priory Road next door to the subject site. Right: Existing ground floor side and rear extension to Flat 1, 105 Priory Road.*

### 7. Pre-Planning Advice

The design and volume of the proposed side and rear extensions has been adjusted and revised to respond to specific Pre-Planning Advice (Ref: 2019/4457/PRE). Pre-Planning Advice included a site meeting and detailed written feedback.

Following discussion on site regarding the design and materiality of the proposed side and rear extensions, written feedback concluded that the proposed extensions would be considered acceptable in terms of massing, design and materials, and that the proposed extensions would be unlikely to impact neighbouring amenity.

Feedback also noted that:

‘The proposed materials are acceptable and would be an improvement on the existing situation. Likewise, the replacement of the existing uPVC window to the rear with timber framed casements is supported,’ and that ‘the use of aluminium framed patio doors is acceptable given their location at ground floor level where there would be limited views or impact on the existing character of the building.’

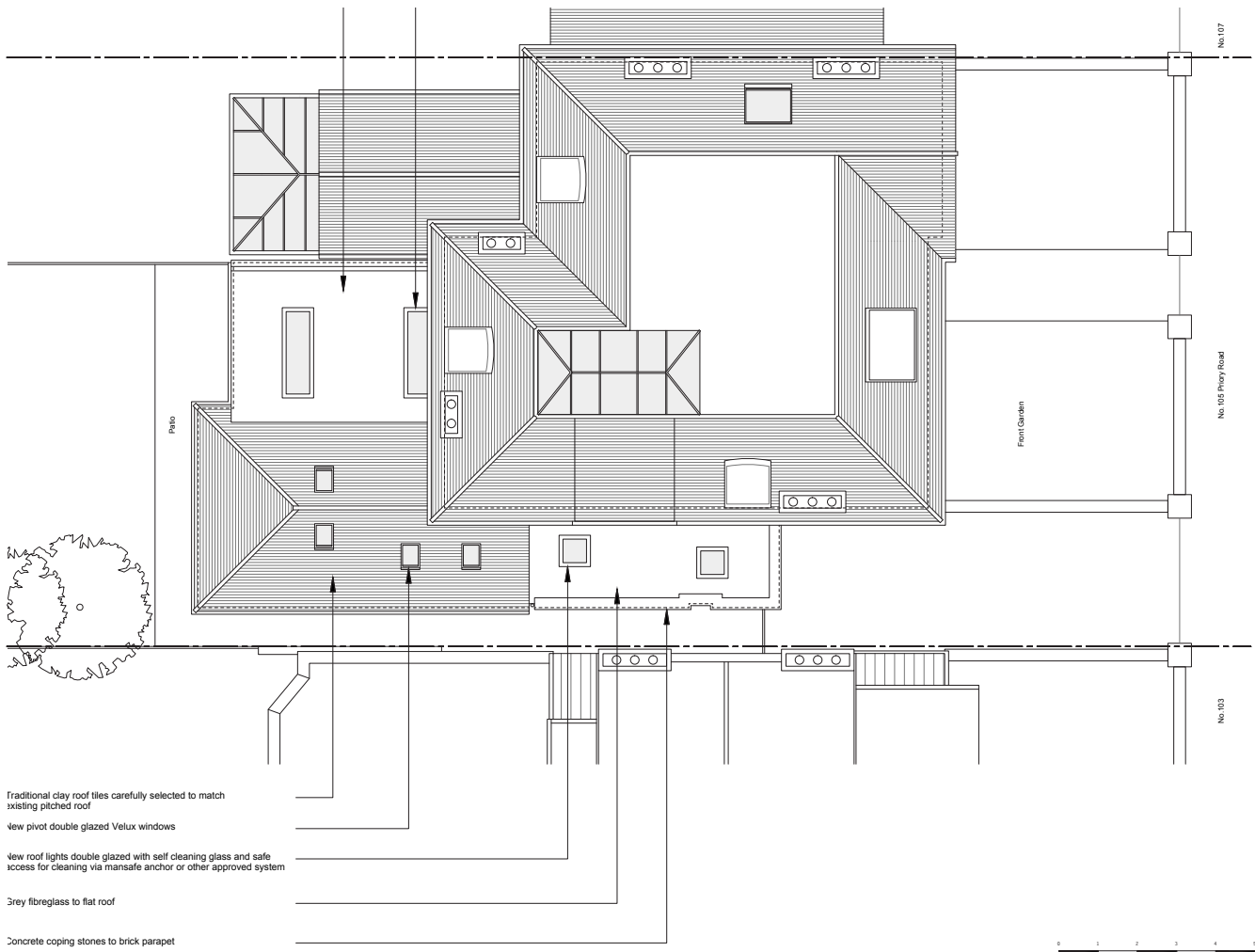


We have checked, revisited and addressed all suggested revisions to the original designs, specifically: **accuracy of survey measurements to the rear elevation; the reduction of footprint of the side extension; the height of the rear flat roofed extension; and specialist advice regarding the impact to the trees in the rear garden.**

We have also revisited **the design of the roof to the side extension** and feel that the design is consistent with the historic form and an attractive design, retaining both the existing brick gable and the existing pitched roof line wrapping around the rear corner of the building. The gable is set back behind the section of flat roof that accommodates the original staircase side window, and incorporates a small and characterful gable window reflecting the neo-gothic references to the main front elevation and porch.

*Revisions and additional information for the proposed design include:*

- The heights of existing windows, eaves and ridge levels to the rear elevation have been double checked and are correct.
- To the front elevation, the side extension has been set substantially back from the main house front elevation building line, reducing the street presence and reflecting the grain and mixed volumes of the host building and neighbouring houses.
- The garage style doors to the proposed section of front elevation sit well behind the existing chimney breast to ensure that the side extension remains subordinate and secondary to the host building and does not interfere with the historic front elevation or sense of openness.
- The rear kitchen extension flat roof corresponds to the height of the eaves to the neighbouring extension, offering a significant improvement on the existing felt roof and unifying the rear elevation.
- Full Arboricultural Report including information in the form of the documents and plans listed below in line with BS5837:2012 (trees in relation to design, demolition and construction):
  - Species, spread, roots and position of trees.
  - Trees to felled (none).
  - Trees affected in any way by the proposed development, and
  - Measures that will be used to protect them during construction.
  - Pre-development tree survey.
  - Tree constraints plan.
  - Arboricultural impact assessment.
  - Arboricultural method statement including a tree protection plan.



Roof plan drawing showing the proposed new rear and side extensions.

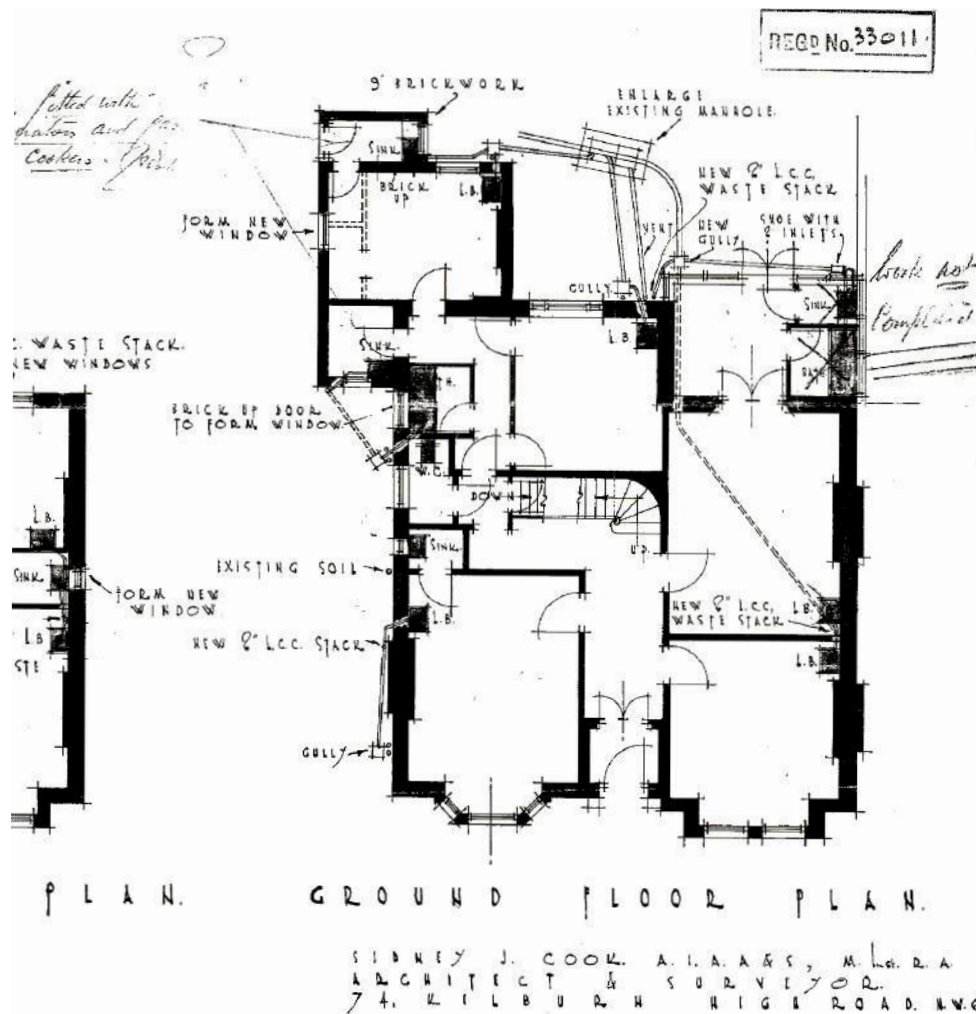
## 8. Access, Parking and Public Transport

Local shops, supermarkets and amenities at West Hampstead and Finchley Road are within walking distance from the property, and the site is extremely well located for cycling and public transport links without the need for a private car. West Hampstead Overground, Jubilee Line and Thameslink stations are within a few minutes walk from the house, there are bus routes north and south from West End Lane and Finchley Road and dedicated cycle lanes into central London via West End Lane.

The proposals will retain the existing dropped kerb and 1No. off-street car parking space to the front drive. On street parking in Priory Road and all nearby streets is limited to residents permit bays and pay by phone bays.

## 9. Bins and Recycling

The proposed alterations do not affect the existing arrangements for bin and recycling storage. Domestic rubbish, recycling and compostable kitchen food waste are currently collected weekly from wheelie bins stored in a dedicated space within the front garden.



105 Priory Road historical ground floor plan showing part of the existing side and rear extension.

### 10. Conclusions

The application proposals are modest in scale and the result of a thorough design process, exploring different options and prioritising the conservation and character of the historic fabric and spatial integrity of the existing building and streetscene; and making a positive contribution to the appearance, character, quality and local distinctiveness of the South Hampstead Conservation Area, setting and context.

The proposed alterations are well judged and both exterior volumes and interior floorplans carefully designed to provide well proportioned, future proof habitable space, filled with daylight and set out to enhance the relationship between the interior and exterior spaces.

The proposals specifically address comments and guidance given at formal Pre-Planning stage and are derived from an understanding of the National Planning Policy Framework, the London Plan, the Camden Local Plan 2017, the South Hampstead Conservation Area Appraisal and all relevant supplementary guidance.

On the basis of this assessment we would conclude that the scheme is in keeping with the existing house, garden and locality.



### 15. Supporting Drawings and Documents

The following drawings and documents have been submitted in support of the application:

1915_EX_001_REV A	Site Location Plan
1915_EX_100_REV A	Ground Floor Plan as Existing
1915_EX_110_REV A	Roof Plan as Existing
1915_EX_130_REV A	Site Plan as Existing
1915_EX_200_REV A	Section as Existing
1915_EX_300_REV A	Front Elevation as Existing
1915_EX_310_REV A	Rear Elevation as Existing
1915_EX_320_REV A	Side Elevation as Existing
1915_PA_002_REV A	Site Location Block Plan
1915_PA_100_REV A	Ground Floor Plan as Proposed
1915_PA_110_REV A	Roof Plan as Proposed
1915_PA_130_REV A	Site Plan as Proposed
1915_PA_200_REV A	Section as Proposed
1915_PA_300_REV A	Front Elevation as Proposed
1915_PA_310_REV A	Rear Elevation as Proposed
1915_PA_320_REV A	Side Elevation as Proposed

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