

DESIGN AND ACCESS STATEMENT

PROPOSED DEMOLITION OF THE EXISTING CONSERVATORY AND CONSTRUCTION OF AN EXTENSION ON THE EXISTING REAR TERRACE AT THE UPPER GROUND FLOOR LEVEL

**AT
6B PRIORY TERRACE
LONDON NW6 4DH**

1. Introduction

The Design and Access Statement (DAS) accompanies an application for the erection of a small first floor extension as a replacement of the conservatory at Flat B, 6 Priory Terrace, London NW6 4DH. The DAS has been written to meet the requirements of Article 4C of the Town and Country Planning (General Development Procedure) Order 1995 (as amended).

As this proposal is for a minor extension to an existing house, some aspects such as the social and economic context are of limited applicability.

This is an application for a renewal of previously approved scheme. Ref. 2016/0506/P.

2. Design Principles and Concepts

The site has an area of 260m².

6 Priory Terrace is a large Victorian town house in the Priory Road Conservation Area. The house is divided into 3 flats. Flat A occupies the lower ground floor and has the sole use of the rear garden, Flat B occupies the upper ground floor level and has the sole use of a large terrace area at the rear, Flat C occupies the first and second floors.

The existing conservatory is not heat efficient and therefore not usable for a considerable amount of time. The proposed structure will be energy efficient and will improve the amenity of the occupants.

3. Layout

The proposed extension will be used as a kitchen. The size of the usable area of the rear terrace will be minimally reduced.

The proposal will substantially improve the living accommodation at 6B Priory Terrace, whilst not having an adverse impact on neighbouring amenities, or on the character of the immediate area.

4. Scale

Rear elevation drawings are included with the application.

The current total floor area of Flat B is 57.1 sq.m, this includes the existing conservatory with floor area of approx.7sq.m.

The proposed extension internal floor area will be approx.. 14 sq.m, an increase of 7 sq.m or 50% on the current conservatory area.

5. Landscaping

Landscaping of the site will be unchanged.

6. Appearance

The design concept has been to create a small modern extension which will complement the original house. The existing conservatory is not heat efficient and therefore not usable for a considerable amount of time.

7. Access

The access to the property will remain unaltered.

8. Previous Applications

P9600175R1 – Erection of two conservatories at rear lower and upper ground floor levels, a conservatory side extension at first floor level and two dormer windows at second floor roof level.

2010/3037/P – Replacement conservatory at ground floor level.

2016/0506/P – Erection of a single storey rear extension on the first floor level following demolition of existing single storey conservatory (Flat B, 6 Priory Terrace)