

# **113C PRIORY ROAD Application 2020**

## **Short heritage Statement**

No. 113C is a three storey detached villa. The property was built around 1875 as a single family dwelling and later converted to flats.

The ground floor has a porch front access for the ground floor and a side entrance for access to the upper flats. The upper Flat C is mostly within the mansard roof space.

The building is at the Northern end of Priory Road. The construction of Priory Road began in 1843 on the Kilburn Priory Estate originally a Benedictine Nunnery dating back to the twelfth century. The Priory was demolished in 1790. The Road is split into two distinct styles. The earlier Italianate style stucco villas at the Southern end of the Road and the later red brick Late Victorian family houses towards the Northern End. The Northern end of the Road was probably built by John Wallace Duncan using smaller builders and underleases. Kilburn Station opened in 1852 making the area more accessible.

## **Conservation area**

The property is within the South Hampstead Conservation Area and is considered to make a positive contribution. It matches the typical features of the Sub Area, the Southern Regency Villas falling within the Priory Road Conservation Area.

## **Front elevation**

The building is split fronted with a protruding gable ended double pitched roof going into a flat topped mansard roof. It is constructed of gaunt brick with applied plaster/stone decorated lintels details including tripartite windows at ground and first floor picked out in white with consoled entablature above. The roof is slated.

First and second floor front windows are conventional double hung timber box sash with simple stone lintels. The neighboring properties on the odd side of the road are of similar construction albeit slightly more ornate. The houses on the even side of the road are of red Victorian brick and have a mixture of flat and curved gauged brick arches and dormer windows at second floor level.

The front boundary wall and piers are of matching brick with stone topped piers and a drive with off street parking.

## **Rear elevation**

The rear elevation is flat-faced and of stock brick. It is much simpler and plainer than the front elevation. It has mansard sides and a flat parapet roof.

The rear windows are mostly timber box sash windows 3 over 3 with simple double brick segmental arches. The rear top left hand window has been replaced with a pair of casements one with a fanlight.

The window to the main ground floor rear room has been replaced with French doors.

The rear garden boundary walls are in stock brick with timber featheredge dividing fences.

## **Roof**

The roof is of slate with clay ridge tiles.