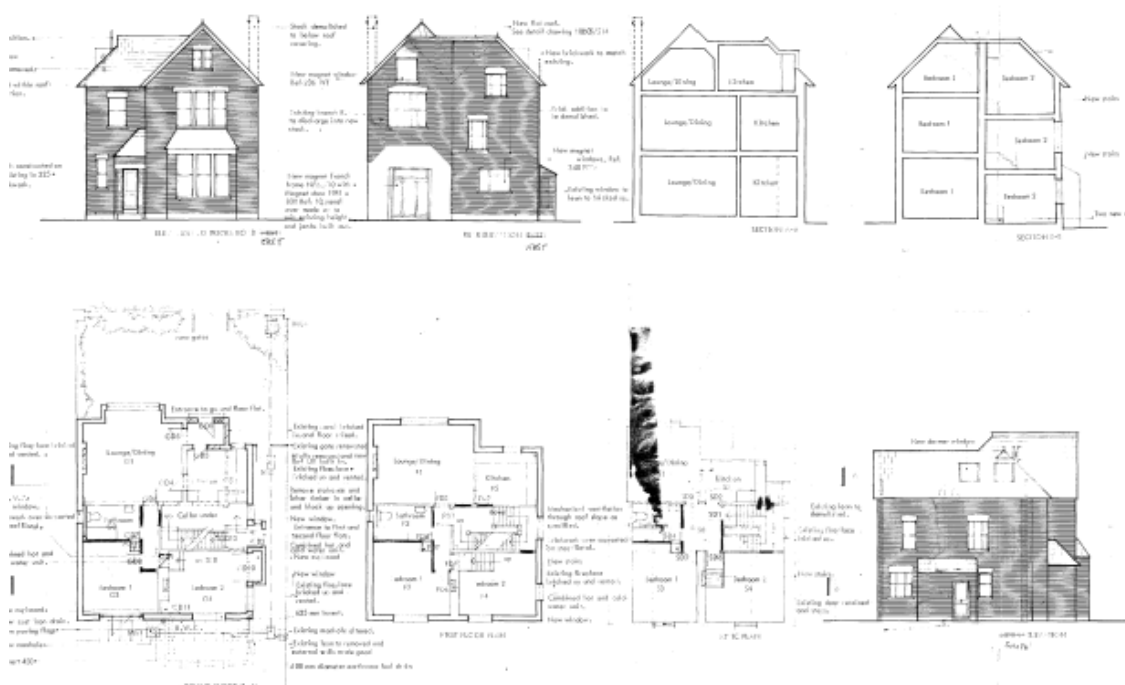


Design & Access Statement 113C Priory Road NW6 3NN
Application for 2 Dormer Windows Rooflight and Solar Panels
Top Floor Flat
Detached Property three flats

Design & Access Statement 113C Priory Road London NW6 3NN

Use

Number 113C Priory Road is a Victorian Detached house on the West side of Priory Road a wide street linking Abbey Road and Broadhurst Gardens. Number No 113C is the North end of the terrace, five houses in(S) from Broadhurst Gardens and is the subject of this application. It was divided into three flats in 1976, a Ground floor flat accessed from the main front door on the front elevation and two single floor flats above, one on the first floor and one on the second floor accessed from the side entrance door.



Original Conversion Plans 1976

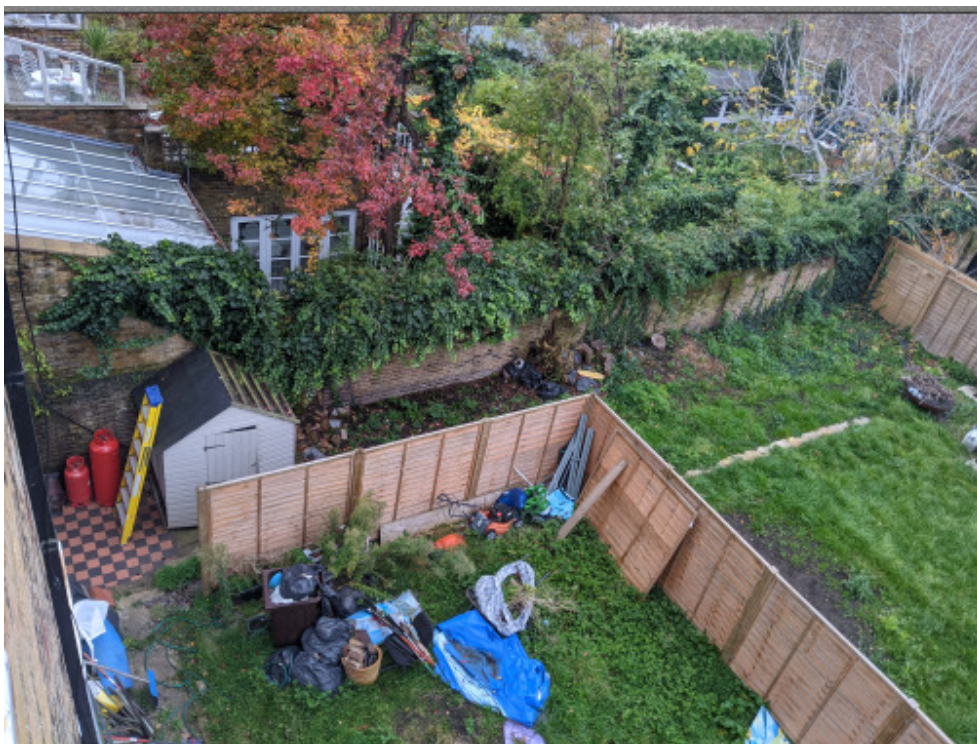
The second floor flat, Flat C subject of the application, has a kitchen and living room to the front of the property and to the rear two bedrooms with a bathroom to the North side. The property was built around 1880 to originally form a family home and has been owned by Camden Council as three flats for some time, shortly after the conversion. The ground floor flat has been vacant for several years and before that was occupied by a tenant who has been evicted.

The council will be approached by the lessee to see if they would be prepared to lease the additional space in the roof required for new dormers, skylight, solar roof panels and incorporating the common stairs from the first-floor flat front door into the demise of the upper flat with the flat front door entrance on the first-floor landing and a new entrance to the bedroom on the landing level.

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The leaseholders genuinely like the area have the amenity of part of the rear garden but do not have enough internal space for their expanding family. They wish to install a new small lean too bike store to the garden end of the existing garden shed. They cannot afford to move to a larger space in the same area.



Rear Gardens

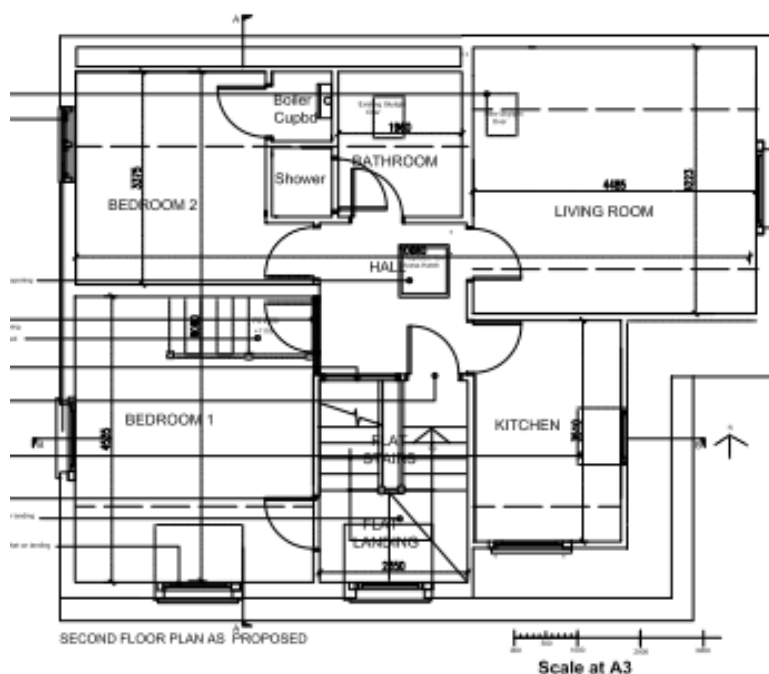
The new proposals are to form, a new dormer window on the South side to match the existing and to the rear of the existing side dormer. A new modest dormer window to the front elevation for the kitchen is proposed. There is to be a new flat roof access hatch to maintain the roof and the proposed Solar panels. One new conservation rooflights to the North side mansard roof slope to give additional light to the living area. Removal of the stairs down to the Master bedroom as they take up valuable space in the room. It is proposed to alter the existing rear smaller bedroom window to match the other double hung sash windows. It is intended to enlarge the front gable window to give more light to the front currently dark living room. The application is also for solar panels facing South on the existing flat roof ;

Layout

The proposal would necessitate respecting CPG1 4.7(Windows)5.7(Established pattern) 5.11 (Maintaining overall Structure (a-f)) and CPG1 5.9 Solar Panels. The intention is to

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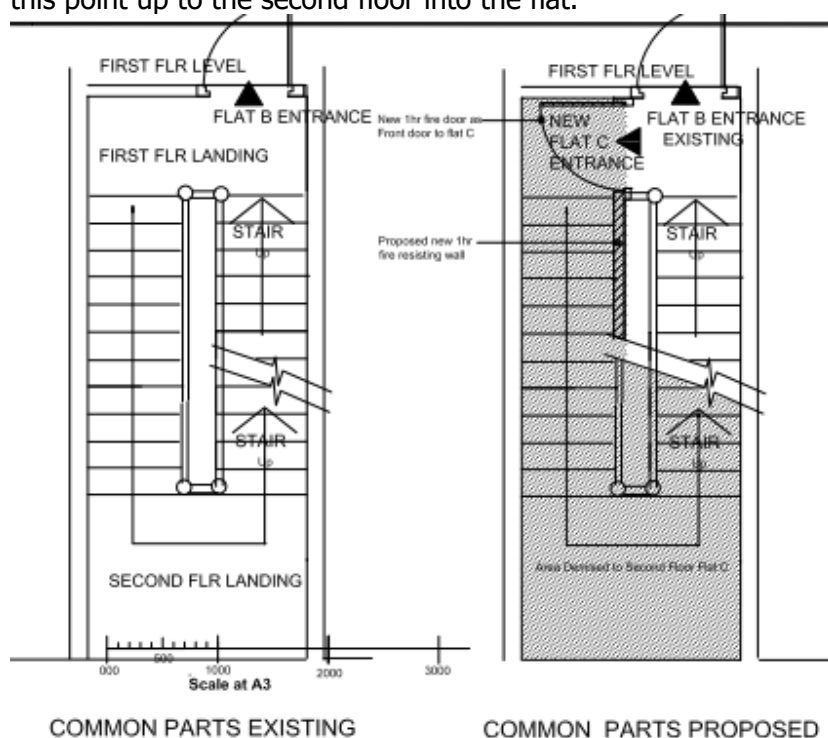
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Second Floor Proposed

Plan

form a new flat entrance door at the first-floor landing and incorporate the stairs from this point up to the second floor into the flat.



Common Parts

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At the half landing up to the flat a new door is proposed into what is the master bedroom. At the top landing, the existing door is replaced by an internal window which will give internal light to the hall when the existing bedroom stairs are removed. The living room North side is to have a new conservation flush rooflights matching the existing bathroom rooflight. In the kitchen it is proposed to install a modest dormer to the front elevation. The rear large bedroom will also have a new dormer to match the existing side stairs dormer and will not be visible from the street. The finished flat will have 2 bedrooms one bathroom and a kitchen living dining area to the front of the flat. The existing flat comprises two bedrooms a living room kitchen and bathroom so there are no additional room use changes.

Scale

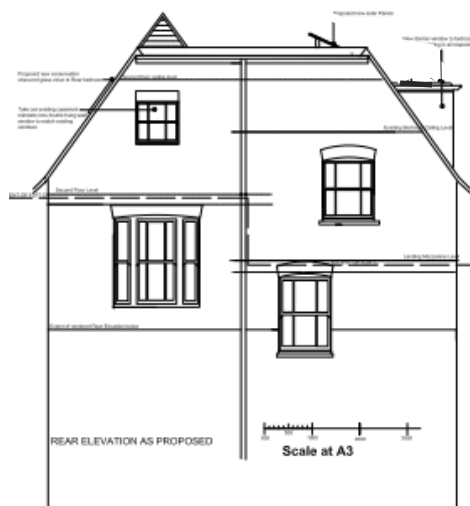
The intention of the proposal is to preserve and enhance the rear and front elevation.



Rear Elevation Photo

The new rear elevation will alter the existing Bedroom casements to a double hung sash window to match the existing.

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Rear Elevation



Front Elevation Photo

The new side dormer will be the same size as the existing stairs dormer. The new front dormer will be in accordance with the CPG1 recommended 500mm offsets.

Detached Property three flats



The intention is to satisfy the requirements of CS14 and DP24 with respect to local context and a high standard of design to both preserve and enhance the conservation area as set out in DP25 and CPG1 and **DC3**. This end of Priory Road is characterised by dormer windows in the roofs particularly to the dwellings opposite the subject property and the roofscapes on both sides of the road are broken by bays, gables, and dormers.

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Houses 104 and 106 Opposite Showing Flat Top Dormers



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Houses Opposite 113 Priory Road showing ornate gables and hipped dormers.

Landscaping

The proposals would require no additional landscaping over and above that that has been carried out on site already.

There are no alterations proposed to the front landscaping. There is adequate scooter car and bicycle parking in the forecourt already and it is proposed to site a small shed at the rear of the existing garden shed to house flat 113C's bicycles.

With respect to **ES3** Biodiversity the proposals do not have any significant impact on the existing biodiversity of the existing front and rear gardens planting and trees. There is an existing full width long garden which is already split into two areas for the two occupied flats.

Appearance

The proposals would involve alterations to the external front and the appearance is discussed in Scale above and refers also to DC3. The rear alterations are confined to alteration to the existing LH window to match the existing and the introduction of a clear storey window above the upper rear window RHS.

All materials will match existing.

With regard to **CC1** Climate change mitigation, the proposals do not fall within the requirement to provide an energy statement other than the new construction will conform to the higher insulation standards of the building regulations thus reducing carbon emissions and the use of materials with low body carbon content will further contribute to the same reductions.

Access

Access at the front (Flat A) and side of the property to flats B and C would remain the same with the existing side path leading to the side entrance lobby and stairs up to the upper flats. The arrangement would not be suitable for disabled access unless a stair lift was introduced and some small ramps.