



39a Priory Terrace, Lower Ground Flat
West Hampstead, NW6 4DG

Design & Access Statement

12 July 2021



REGISTERED
DESIGN
PRACTICE

RIBA 
Chartered Practice

Design & Access Statement



39a Priory Terrace, West Hampstead, London NW6 4DG

Introduction

The Garden Flat occupies the lower ground floor level of 39 Priory Terrace, a four-storey terraced residential building.

39 Priory Terrace is not a listed building, nor are there listed buildings adjacent to it. It is however positioned within the predominantly residential Priory Road Conservation Area.



Figure 1: Aerial View

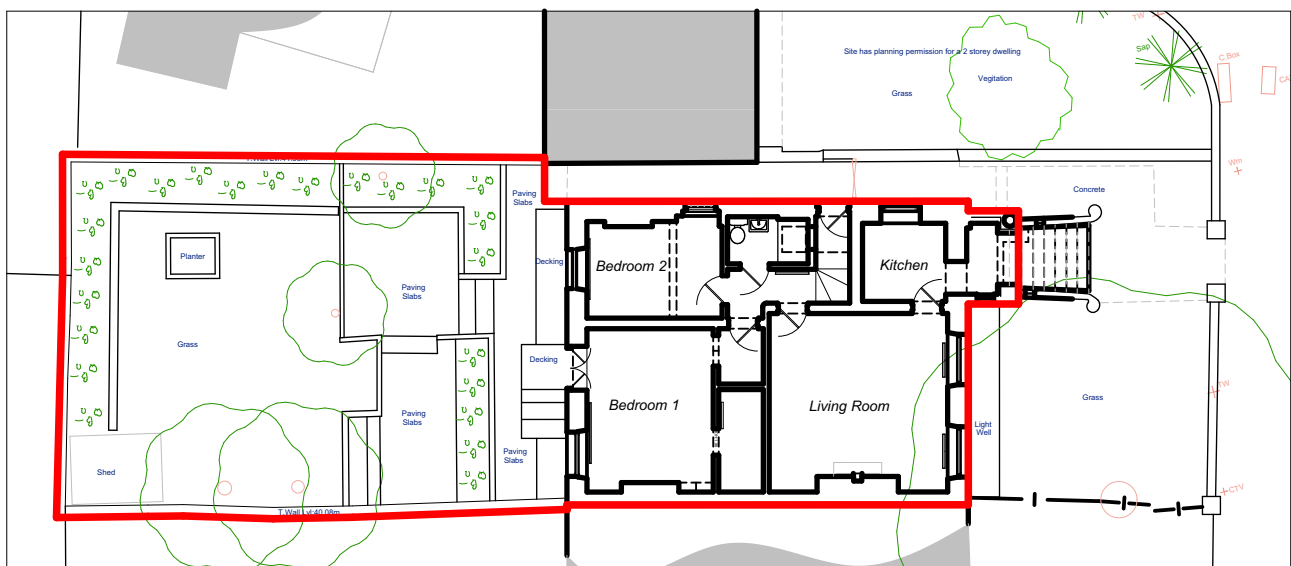


Figure 2: Existing Site Plan

Design & Access Statement



39a Priory Terrace, West Hampstead, London NW6 4DG

Proposal & Planning History

The aim of the proposal is to extend and remodel the existing 2 bed, 1 bath lower ground garden flat into a 3 bed, 2 bath family unit with an open plan kitchen, dining & living room, which opens out onto the rear garden. The scheme also takes advantage of a split level to improve the volume and headroom of the extension. The rear extension to the property provides an additional bedroom and en-suite bathroom within the property, as well as enhancing the relationship between the flat and the garden. The existing layout of the property provides limited natural lighting in key areas, due to the positioning at lower ground floor level. As such, the proposal features an open plan living space at the rear to maximise the daylight available and increase the quality and environment of the property.

An Arboricultural Impact Assessment, incorporating a Tree Protection Plan, has been commissioned, the results of which are attached within the documents submitted alongside the Full Planning Application. The report has been completed to ensure that any trees surrounding the proposed area of development are protected throughout the completion of the extension.

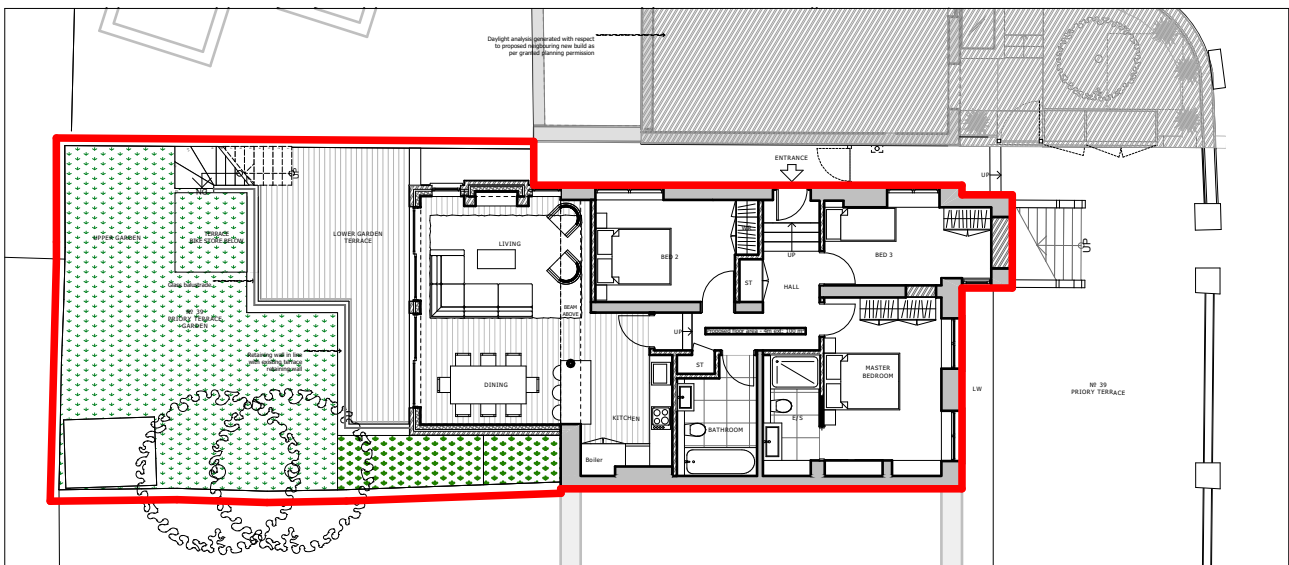


Figure 3: Proposed Site Plan

Scale, form, layout and impact on neighbouring amenity

The proposed single storey extension is 25 sqm and extends 4 meters into the garden area, with a flat roof. The extension is set back from the South (side) boundary by 1500mm, similar to extensions that were carried out to the adjacent properties.

The layout of the Garden Flat is proposed to be altered in order to provide an extra bedroom and en-suite, creating a 3-bedroom, 2-bathroom property. The alterations to the internal layout of the property have been designed so as to minimise the amount of demolition required and ensure adequately sized bedrooms, living space and storage are provided.

Due to the positioning of the terraced building, the extension will cause no change to the public street scene. Additionally, the proposed low profile flat roof and set back from the South boundary minimise impact on neighbouring properties.

Provision for a bike store has been created below the upper rear garden and can be accessed from the lower garden terrace.

Design & Access Statement



39a Priory Terrace, West Hampstead, London NW6 4DG

Appearance

The materials chosen for the extension are to match that of the existing house in order to remain in-keeping with the appearance and character of the house and local area. High quality double glazing and metal framed sliding doors will be used in the extension and the external walls are to be rendered to match existing.

We believe that the extension will not negatively impact on the conservation area and it has been designed to be relatively unobtrusive. Furthermore, as the adjacent buildings have previously erected extensions of comparable size and appearance to the proposal, the character and form of the rear of the row of terraces is not adversely affected.

Landscaping

The landscaping is proposed to be altered by extending the terraced area, in order to maintain adequate usable space with a width of 1.6 meters and 4.0 meters. The aforementioned Arboricultural assessment has taken into account any mature trees near to the boundary of the property to ensure that any proposed landscaping works would not adversely affect them or their roots.

Daylight/Sunlight Assessment

An internal daylighting report has been undertaken and attached within the documents submitted alongside the Full Planning Application. The report provides an assessment of the internal daylight levels to the proposed habitable rooms at the lower ground level flat using the Average Daylight Factor (ADF) method. The report demonstrates that all the bedrooms fall within the recommended BRE guidelines.