

DRAFT DESIGN & ACCESS STATEMENT FOR FLAT 2, 68 PRIORY RD, LONDON NW6 3RE

11 August 2021



1.0 INTRODUCTION & PROPOSAL

This statement has been produced to support a planning application for a side infill extension to Flat 2, 68 Priory Road, London NW6 3RE. Planning consent for these works was previously granted in 2016 (2016/2215/P) and renewed in 2019 (2019/1218/P).

The subject flat comprises a three-bedroom garden dwelling (circa 105m²) within a conversion of five self-contained residential flats. No change of use is proposed.

2.0 SITE CONTEXT

68 Priory Road is located to the east side of Priory Road between Greencroft Gardens to the north and Goldhurst Terrace to the south. The subject property is a late Victorian, four-storey, detached property comprising five residential flats.

The site is located within the Swiss Cottage Conservation Area and the building is not listed.

3.0 PLANNING HISTORY

15/02/1974 (ref.17888(R)) Change of use of ground floor of 68 Priory Road and works of conversion to provide a self-contained flat, erection of an extension at the rear of the ground floor and a side staircase extension.

2007/5681/P. Erection of single-storey extension and glazed door on rear elevation and installation of window within side elevation all at lower ground floor level in connection with lower ground floor level flat.

2016/2215/P. Erection of single storey side extension to existing lower ground floor flat (class C3) onto side passage.

2019/1218/P. Erection of single storey side extension to existing lower ground floor flat (class C3) onto side passage.

4.0 DESIGN

The proposed side extension would enlarge the second and third bedrooms of Flat 2 creating a three double bedroom dwelling with improved amenity and suitability for family occupation.

External material finishes have been specified to carefully integrate the extension and preserve the character of the Conservation Area (CA). The extension would be subservient to the existing structure and have an internal floor area of approx. 9m².

The extension would be faced in reclaimed London Stock brickwork to match the front elevation of the building. Street facing fenestration in white-painted timber sash to match existing front elevation. Garden facing tilt-turn window in Iroko hardwood to match rear elevation. Proposed extension roof lights to be concealed below parapet level.

5.0 ACCESS

The current access remains unchanged and is not affected by the proposal.

6.0 SUSTAINABILITY & BIODIVERSITY

It is proposed to build the extension using recycled materials wherever this possibility exists, is feasible and meets the requirements of the Building Regulations, and with reference to Camden Local Plan policies CC1 and CC2.

- All stock brickwork used will be from recycled sources
- Brickwork to be laid on lime mortar
- Sheeps' wool or hemp will be used for cavity wall and roof insulation
- Recycled aggregate to be used in the floor slab of the extension
- All roof and stud partition timber to be FSC or PEFC certified for sustainability
- Low-E energy efficient glass to all fenestration

It is proposed to plant the raised planting bed abutting the boundary with 66 Priors Rd and with native, low water requirement plant species suitable for pollinating insects. To include but not limited to dandelions, buttercups and ox-eye daisies. Plants to be bedded in top soil and peat-free compost.

A water butt to be installed in the passage way behind the extension for collection and re-use of rainwater.

A sedum roof was laid to the rear extension of the flat pursuant to planning consent 2007/5681/P.

7.0 LIGHT POLLUTION

Both bedrooms in the subject extension are to be lit with single shaded pendant lights. Windows to be provided with blackout blinds and FrostBrite™ obscure film to reduce light transmission by a minimum of 15%.

8.0 SECURITY

The subject flat has been burgled several times (most recently in 2016) and on both occasions the side passage way was used as a means of access. It is hoped that this proposal will improve the security of the property.

9.0 HERITAGE STATEMENT

The site is situated within the Swiss Cottage CA and the proposals have been considered in this context.

Although the proposed side extension will be visible from the street, the siting of the extension is largely below street level and considerably set back from the front elevation of the property. The extension will be subservient to the host building and constructed of sympathetic materials.

SITE PHOTOS



Fig 1 – Side passage way viewed from front of site



Fig 2 - Rear of side passage way (behind existing boiler shed)



Fig 3 – View of south side elevation of 68 Priory Rd from 66 Priory Rd