



DESIGN & ACCESS STATEMENT

PROJECT:

Flat A
87 Priory Road
London NW6 3NL

LOCAL AUTHORITY:

The London Borough of Camden

CLIENT:

F. Majid & C. Gassner

AGENT:

Wajid H Bokhari ARB

ISSUE DATE:

December 2021 Revision: A/ Issued: February 2022

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I. INTRODUCTION

This report has been written to support Planning Application, '2021/4697/New' and should be read in conjunction with the submitted drawings and their revisions: 52_PL_01 to 13 inclusive.

The scheme proposes the replacement of one (1No.) existing sash window with a single door to the Ground Floor Flat (A) of 87 Priory Road, London NW6 3NL.

The said window opening is located on the Cleve Road Elevation.



01 View of the side elevation from Cleve Rd. Note: The application site relates to the Ground Floor of Flat A only.



02 View from Cleve Road of the window opening proposed for replacement.

WAJID H. BOKHARI ARCHITECT

M: 07950 244 514 E: wajid@studiowb.co.uk

2. SITE LOCATION:

87 Priory Road is a three storey, residential property that consists of five flats and is located at the junction of Priory Road and Cleve Road in a quiet suburban street in the South Hampstead Conservation Ward of The London Borough Of Camden.

The site also forms part of the Priory Road Conservation Area.



01 View of 87 Priory Road at the corner of Priory Road and Cleve Road

3. THE EXISTING BUILDING

The building was built towards the end of the latter part of the 19th Century and as stated in the *Priory Road Conservation Area Report*, is characterised by its shallow roof, the overhanging eaves, horizontal brick courses and the decorative cornices, bay features and sash windows that are prominent on the main, Priory Road Elevation.

The main façade facing Cleve Road has far fewer decorative elements but is nonetheless prominent for the order and regularity of its fenestration and the subtle, brick banding dividing the elevation.

Whilst the Ground Floor Flat is raised above the surrounding environs both principle elevations are significantly concealed from street view by a long line of tall hedges on Priory Road and Cleve Road.



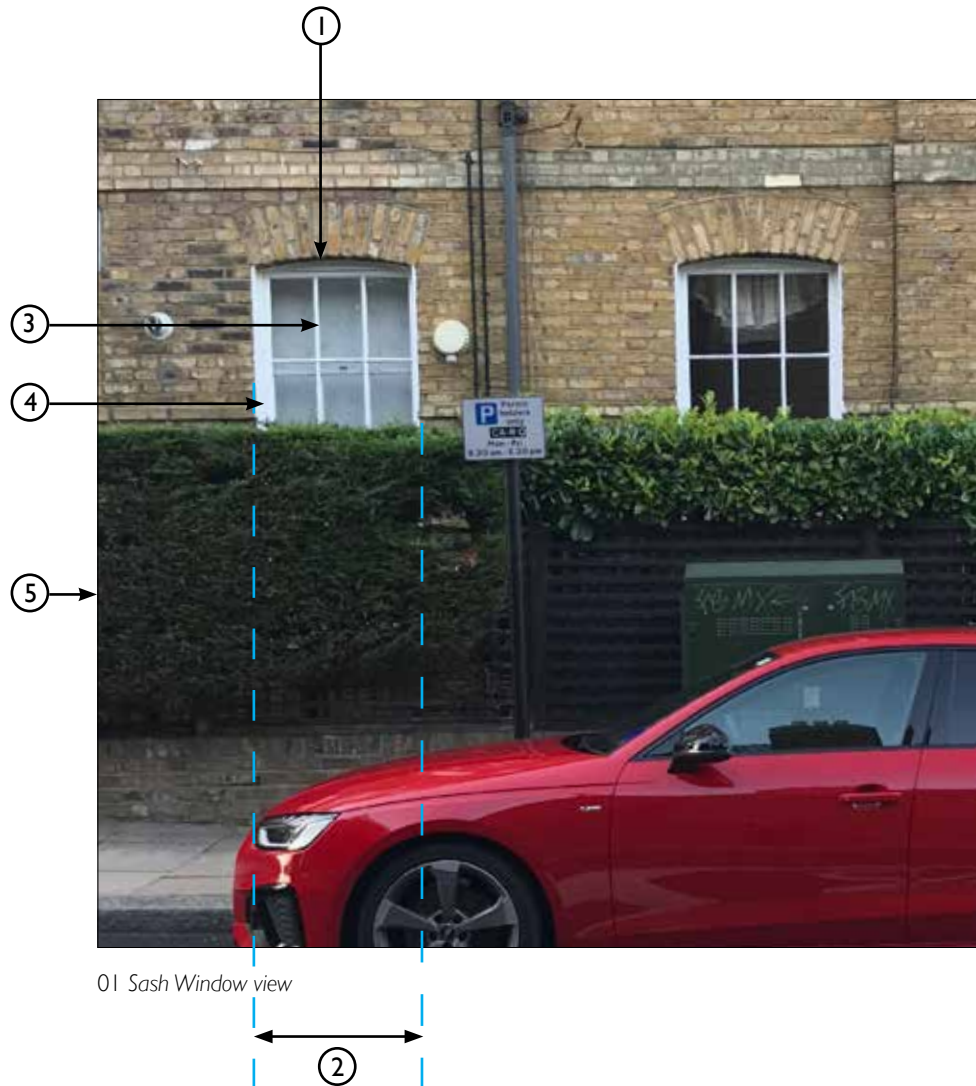
01 Corner View of 87 Priory Road



02 Priory Rd Site Elevation view



03 Cleve Rd Site Elevation view showing high level hedge part concealing the Ground Floor fenestration.



01 Sash Window view

4. THE DESIGN PROPOSAL & STRATEGY

The proposed alteration to the window affects the Kitchen window on the Cleve Rd elevation. The Priory Road elevation is unaffected by the proposal.

DESIGN STRATEGY

The design strategy is based on maintaining the specific architectural quality of the building with a proposal that is sensitive to the existing features and site context and does this by the following:

- Maintaining the existing structural height and width of the opening.
- Ensuring the proposed detailing of the new single door and the top light is sympathetic to the original detailing and appearance of the sash window especially in relation to the dividing 'moulds'.
- Proposing new joinery that is made to a high standard and manufactured from timber and painted in a white finish to match the existing joinery and finishes.

Photo Key:

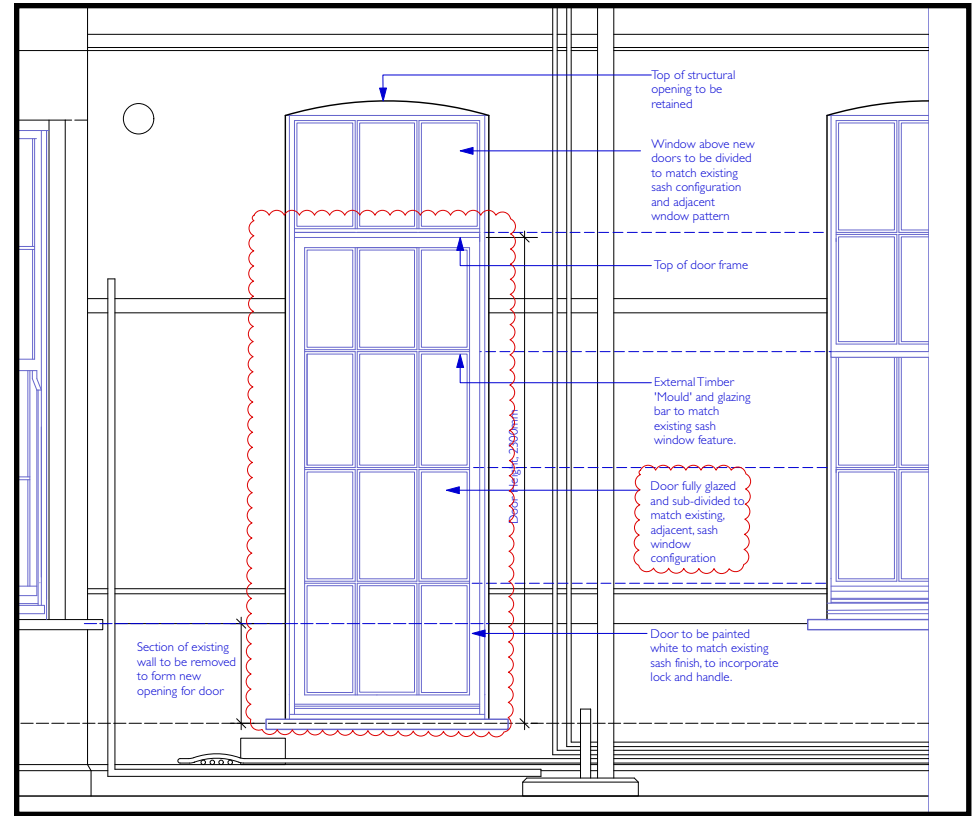
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| 1. Top of structural height of window unaltered in proposal | 4. Replacement door and toplight to be made of timber and finished in white. |
| 2. Structural width of opening to be maintained | 5. Boundary Wall and High Level Hedge |
| 3. Vertical Window moulds detail to be replicated in proposed single door and Top light details. | |

4. DESIGN STRATEGY (CONT)

A. COMPARISON STUDY OF THE EXISTING AND PROPOSED DESIGN



01 EXISTING - Ref: Drawing, 52_PL_07



01 PROPOSED - Ref: Drawing, 52_PL_13 REV A

5. ACCESS STATEMENT

The access into the site is unaffected by the proposed design.