

# Heritage Statement - Rev. C

66 Priory Road, London, NW6 3RE

To accompany a planning application

Monday, 1 November 2021

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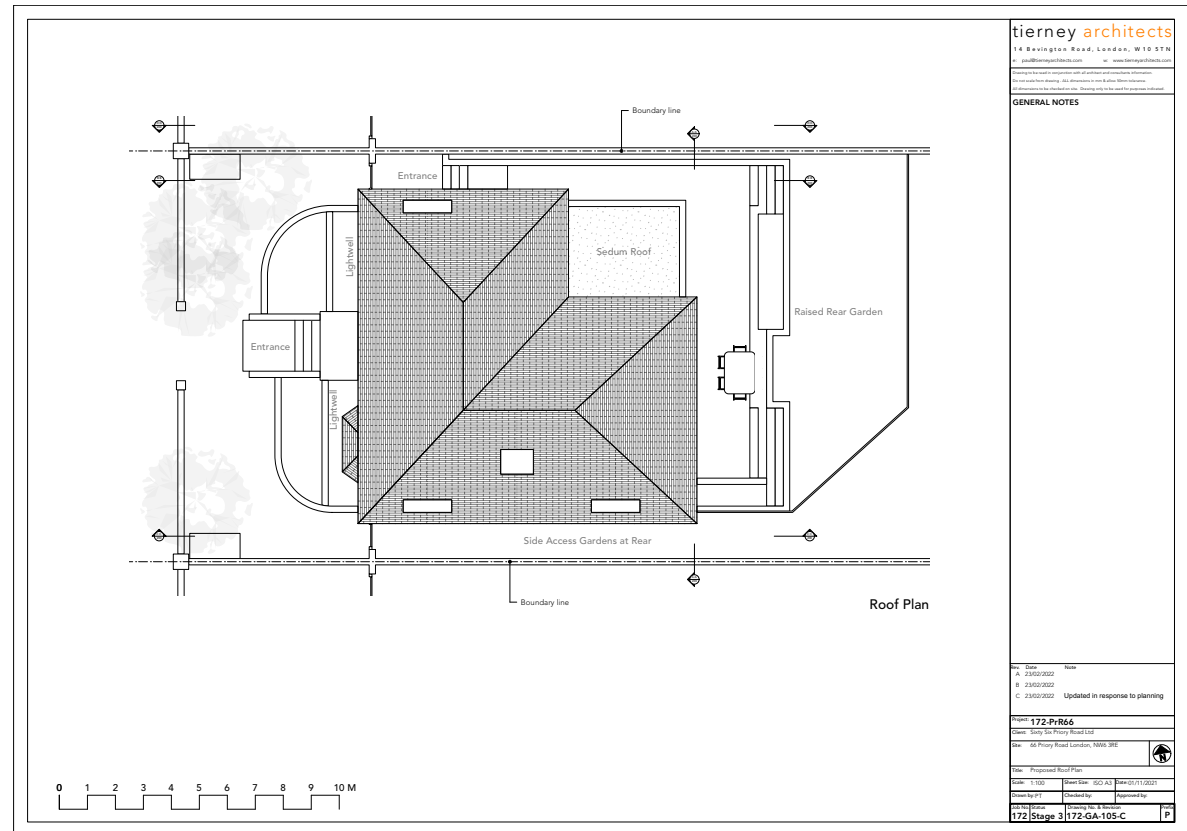
# 1. Introduction

## 1.1. Summary of Proposal

The proposed works largely consist of the following:

- Rear infill extension similar to that existing at Nos. 64 & 68,
- Alterations to existing doors and windows on side and rear elevations,
- Replacing existing single-glazed windows with new slimline double-glazed windows to match existing.

The full extent of the works have been carefully considered by both the applicant and design team so-as to minimise impact on the character of the area and the amenity of neighbouring properties while fulfilling the needs of applicant.



# 1. Introduction

## 1.2. The Site

The proposed site is 66 Priory Road situated within the South Hampstead Conservation area and the detached property is divided into 4 flats. No. 66 is in the middle for a group of 4 similar detached properties on the east side of Priory Road close to the junction with Woodchurch/Greencroft Gardens.

66 Priory Road is exclusively residential flats of traditional brick construction with dual pitched roofs and hipped gable ends forming an “L-shape” plan. This group of 4 detached properties would have been constructed to a similar scale and detail; however, the properties immediately adjacent have recently been granted consent to square-off the plan with multiple storey infill extensions.

The rear of these properties are also largely obscured from view from neighbouring properties by mature planting.



## **1. Introduction**

### **1.3. The Applicant**

The applicant is a collective group comprised of the owners of all 4 flats, some of which have owned their flats for over 30years.

### **1.4. The Design Team**

Tierney Architects is a small architectural practice based close to Portobello Road and was founded by Paul Tierney. Paul has successfully designed numerous family homes within Camden's conservation areas over a 13 year period and has an in-depth understanding of different architectural detailing relating to specific conservation areas.

Tierney Architects are also experienced in working on listed properties and draw on these experiences in a bid to and preserve and enhance the character currently enjoyed in the South Hampstead conservation area.



## 2. Location

### 2.1. The Property

66 Priory Road is located on the east side of Priory Road north of Abbey Road and is 1 of a group of 4 detached properties. These buildings are deemed to be of traditional brick construction faced in brick to the front and rear with modest render detailing around the doors and windows. The windows are largely timber sash to the front and sides but there is evidence of some uPVC doors as well as timber casement windows at the rear. Detailing at the front differs from that at No. 64 but is more in keeping with that at No. 68.

This group of properties on Priory Road have undergone numerous changes over the years with multiple storey rear infill extensions at both 64 & 68 with an additional rear extension at No. 68. There is also no definitive style or detail evident on the rear facades of any of the properties visible from the rear resulting in the evolution of a somewhat random architectural language.



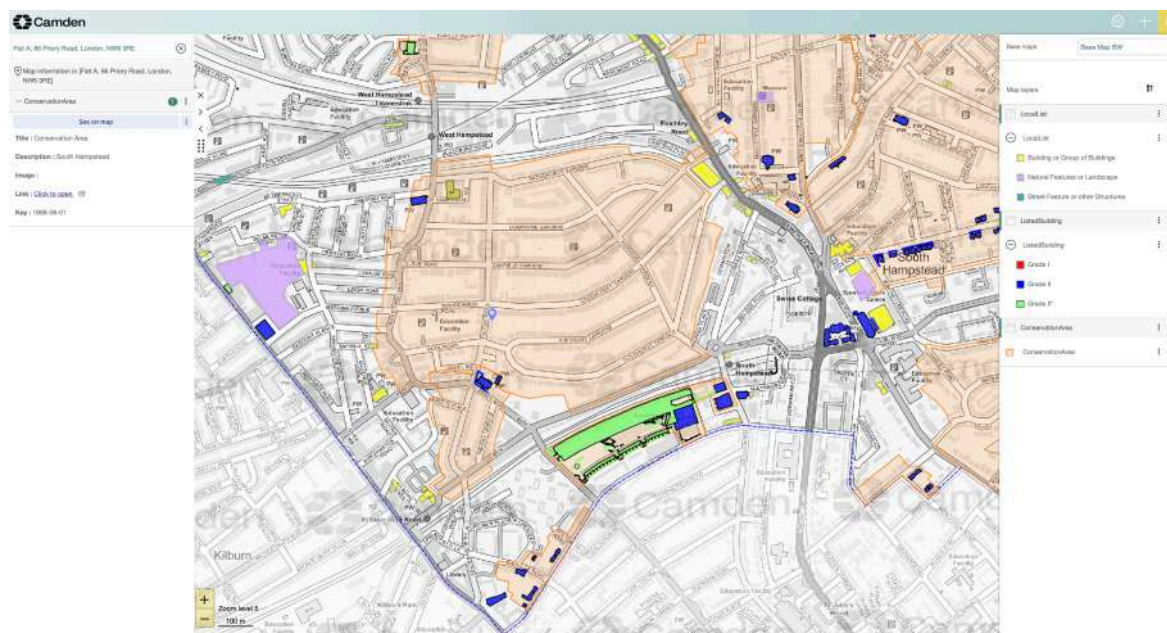
## 2. Location

### 2.2. Relevant Policies & Design Guidance

The following policies were considered relevant when designing and detailing the proposed works:

- Planning (Listed Buildings and Conservation Areas) Act 1990.
- National Planning Policy Framework.
- Camden Local Plan Policies D1 - Design.
- Camden Local Plan Policies D2 - Heritage.
- Neighbourhood Plans.
- Camden Planning Guidance on Design.

The site currently falls outside of the boundary of approved neighbourhood forums; therefore, precedence has been given to Local Plan Policies D1 & D2 when considering a design that best fits the character and policies relevant to the South Hampstead conservation area.





## 2. Location

### 2.3. Relevant Planning History

66A Priory Road;

2021/4694/New - Combination of existing French-doors to the rear and changing of rear window to door. **Approved.**

68 Priory Road;

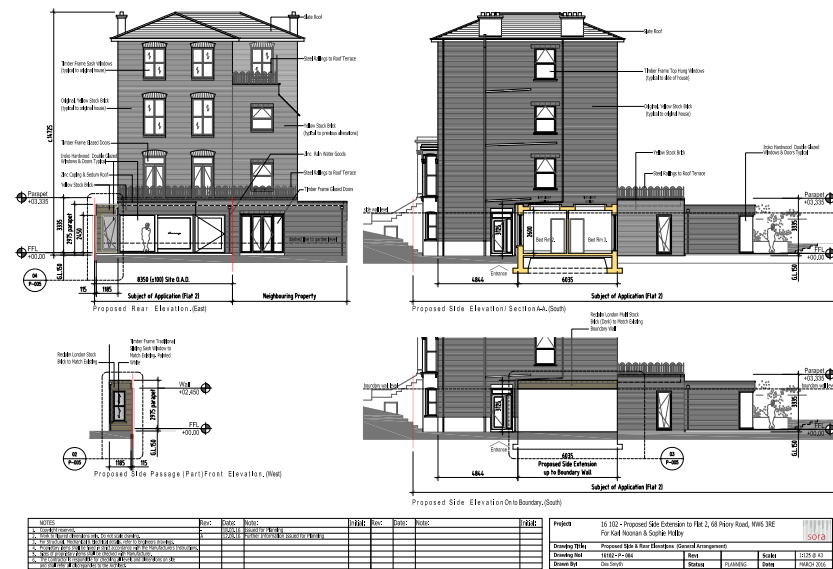
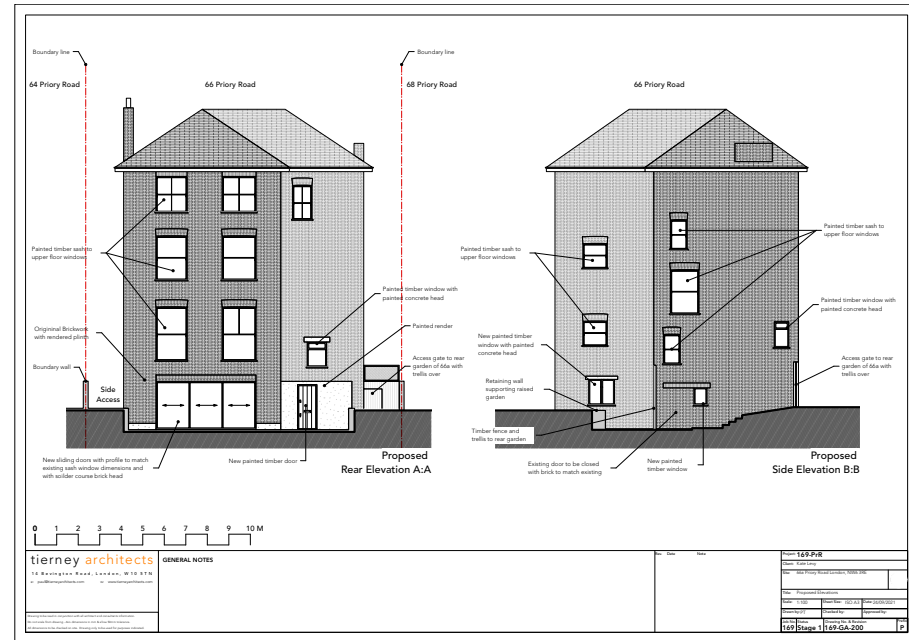
2021/2533/P - Single storey side extension at lower ground floor level. **Pending.**

68 Priory Road;

2019/1218/P - Erection of single storey side extension to existing lower ground floor flat. **Granted.**

64 Priory Road;

2014/4950/P - Erection of a single storey first floor rear infill extension and conversion of existing upper ground floor rear window to doors with Juliet balcony to existing flat (class C3). **Granted.**





### 3. Design

#### 3.1. Character of Area

Priory Road is a distinct detached property characterised with hipped roofs, soldier course heads over the windows and simple plaster detailing to a covered entrance supported on painted white columns extending from painted dwarf falls. The detailing of this property is noticeably more minimal than that of the adjacent properties.

The detail and character of No. 66 is summarised in the simple use of materials - brick, painted render and timber framed doors and windows. Google images suggest clay-coloured roof tiles but this area was not able to be investigated. Despite the eclectic styles present on the street, these three simple/original materials are consistent across all designs presenting a constant or unifying language.



### 3. Design

#### 3.2. Scale

Careful consideration has been given to the overall bulk and mass of the proposed works so-as to not to dominate the character of the original building while respecting the existing street scene when viewed from secluded gardens to the rear.

It was considered early on in the design that any changes would reference the scale and mass currently existing at Nos. 64 & 68 as well as the wider context of the site. The extension at No. 64 follows the half-level presented by the stair core whereas No. 68 follows the principal floor level. It was felt that levels set at No. 68 should take precedence as this created a more sympathetic relationship with the principal building.

In response to the original hierarchy of the floors it was important that the design of the new extension respected this and matched the floor to ceiling height of the connection spaces.



### 3. Design

#### 3.3. Architectural Detail

In keeping with the character of the host building, it is proposed that the new glazing would replace the existing single-glazed sash windows with new slimline double-glazed sash windows reflecting the proportion and scale of the existing sash window frames. It is also noted that flat 66a is proposing slim metal framed sliding doors at lower ground floor level so it was felt that casement windows better represented the original character of a lower-ground floor level.

It was also considered that the head detail over the existing doors and windows should be retained where possible.

The design carefully considered the existing internal arrangement of each flat so-as to minimise change while providing maximum flexibility to accommodate future needs of the occupants.

View of the rear facade.





### **3. Design**

#### **3.4. Impact on Amenity**

The proposed works were developed based on the existing conditions currently enjoyed at the neighbouring properties as well as proposed changes. Following the planned changes at No. 68, there will be 3 windows remaining facing No. 66. However, as these windows currently face the main body of the building at No. 66 it is felt that the impact on these windows will be minimal.

There are currently a number of existing windows at No. 66 facing towards No. 68; therefore, it was deemed that the relocation of these to the side elevation of the new extension would actually reduce any potential overlooking issues at these windows would be obscured and non-opening below 1.7m from finish floor level.

Due to the location of the proposed works, these will have no impact on the amenity currently enjoyed at No. 64.



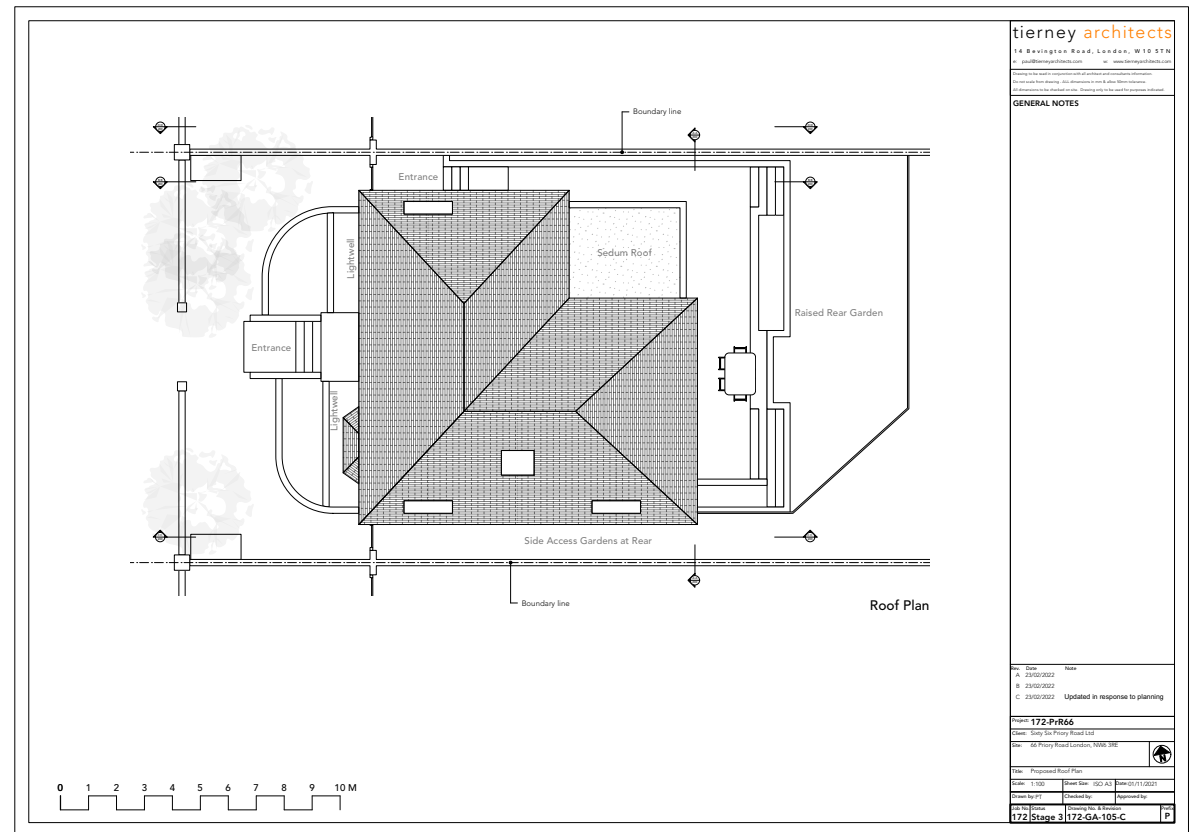
## 4. Summary

Time, care and attention has been given to study the site and surrounding properties in Priory Road to identify the character of the estate as a whole.

Through following the policies identified, planning history of the area and key architectural details unique to this part of the conservation area, we feel that the proposed works and resulting design help to preserve and enhance the character of Priory Road and the South Hampstead Conservation Area.

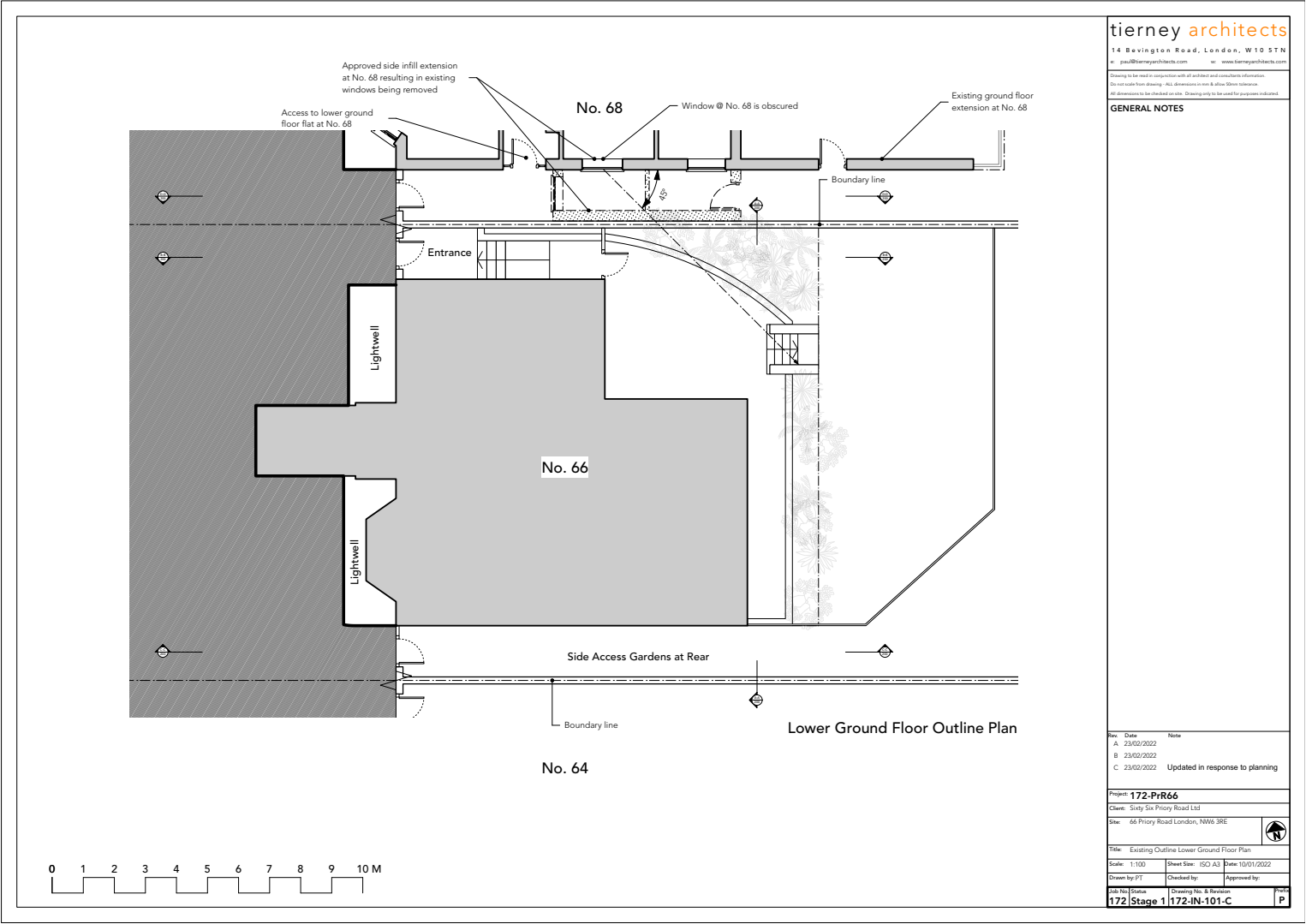
The proposed works also greatly improve access to and around the property to help serve the future needs of the applicant and their occupants.

In conclusion, we are satisfied that these works are in accordance with current guidelines.



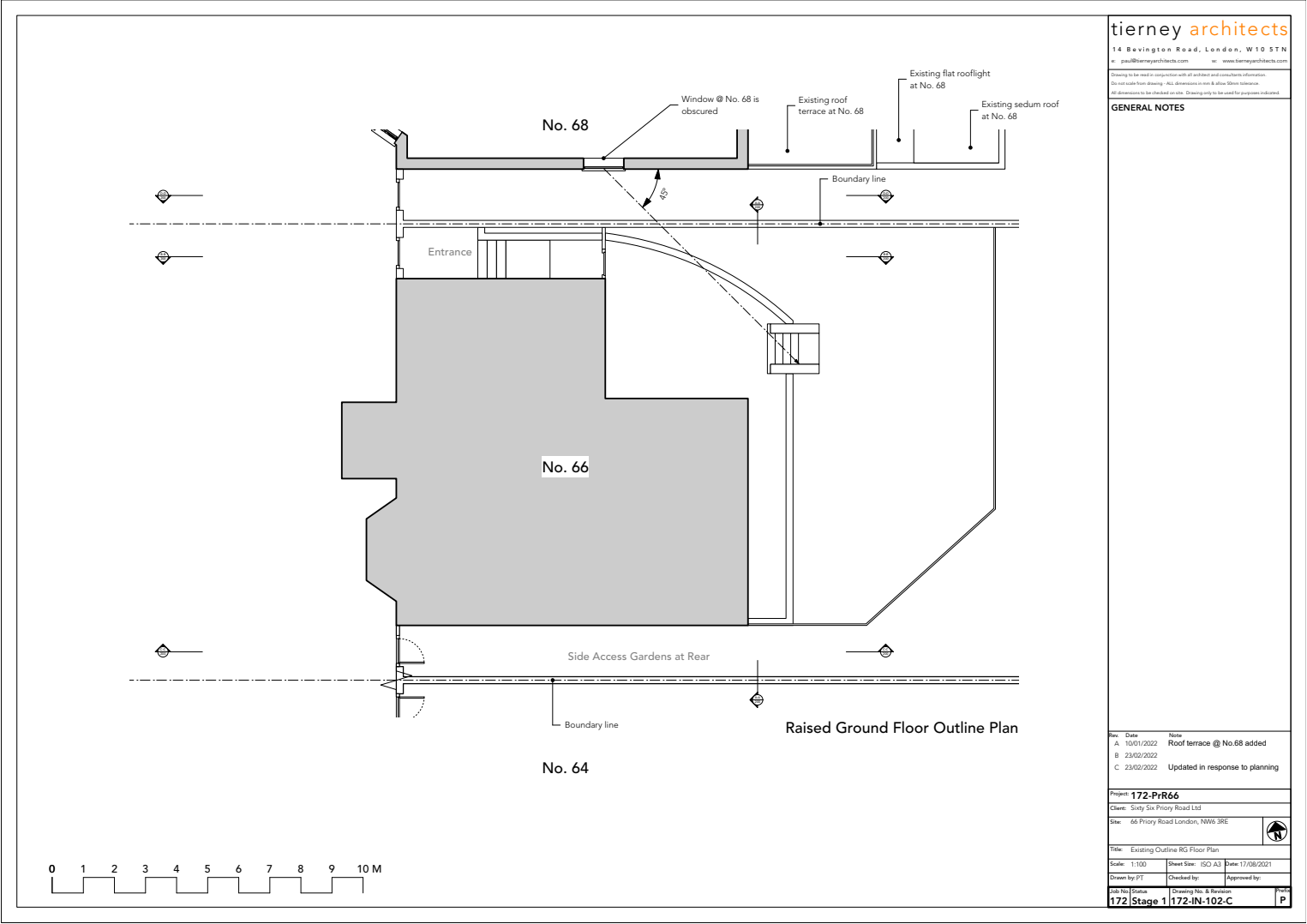
5. Appendix

5.1. Existing Plans



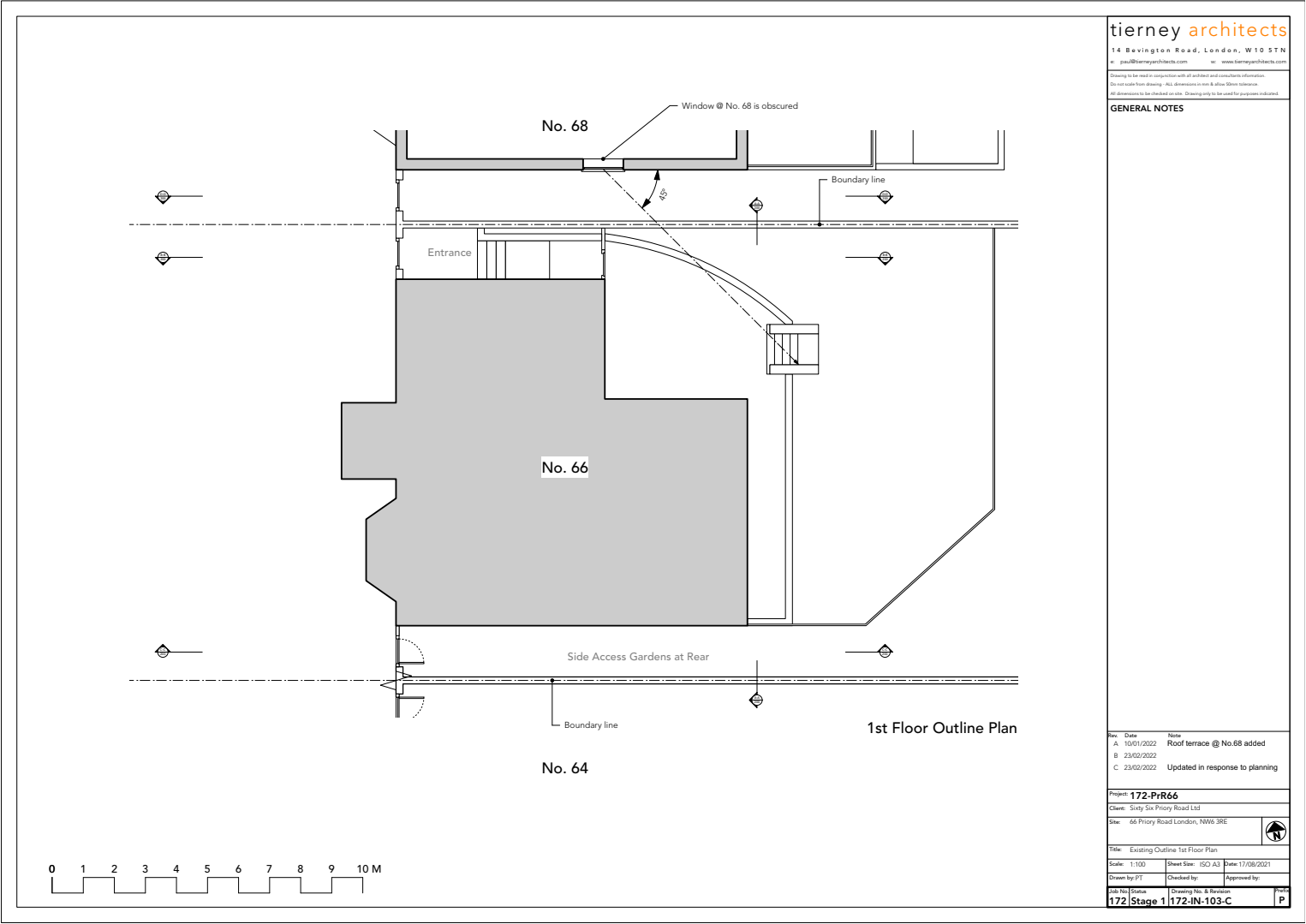
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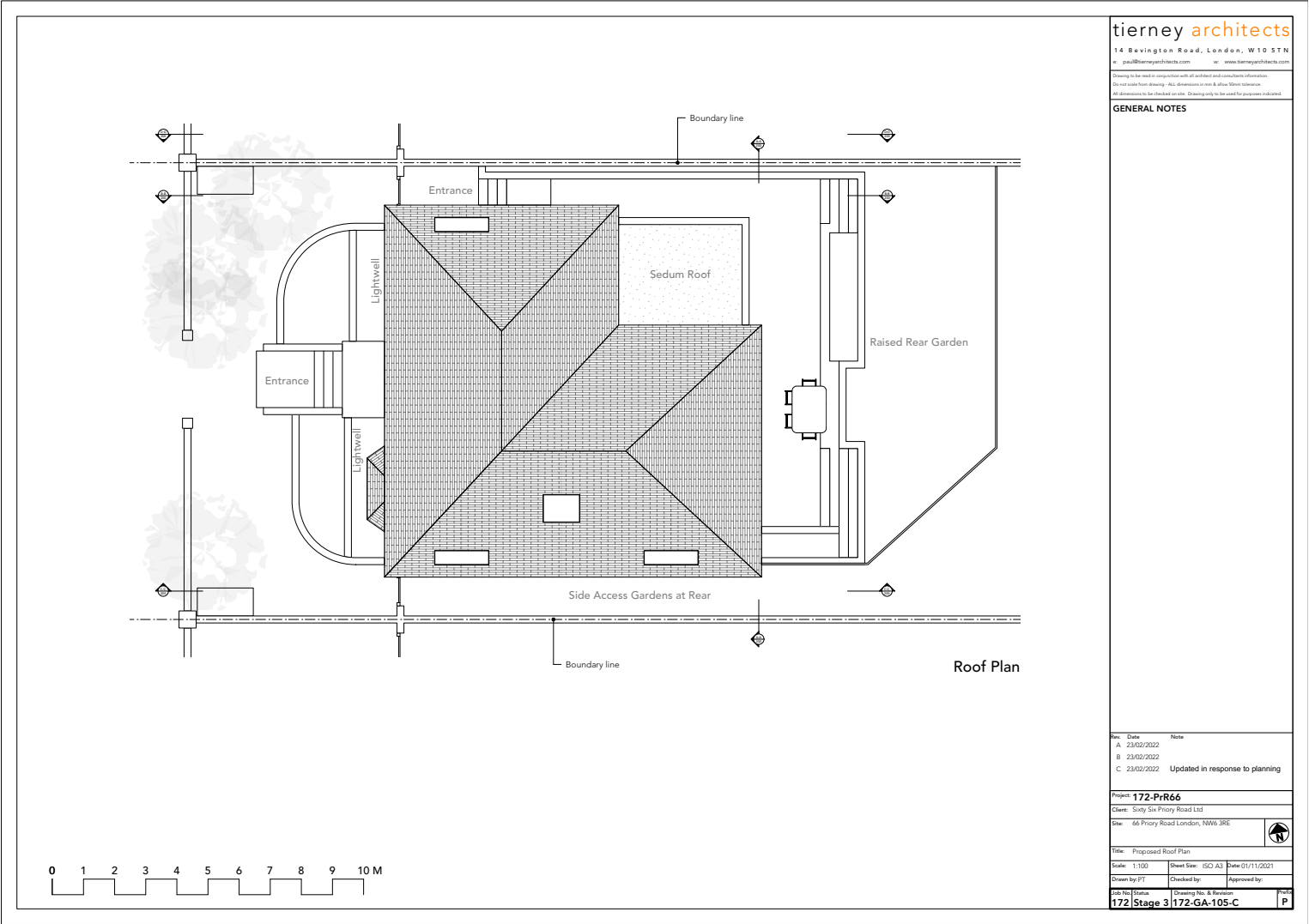
5.1. Existing Plans





5. Appendix

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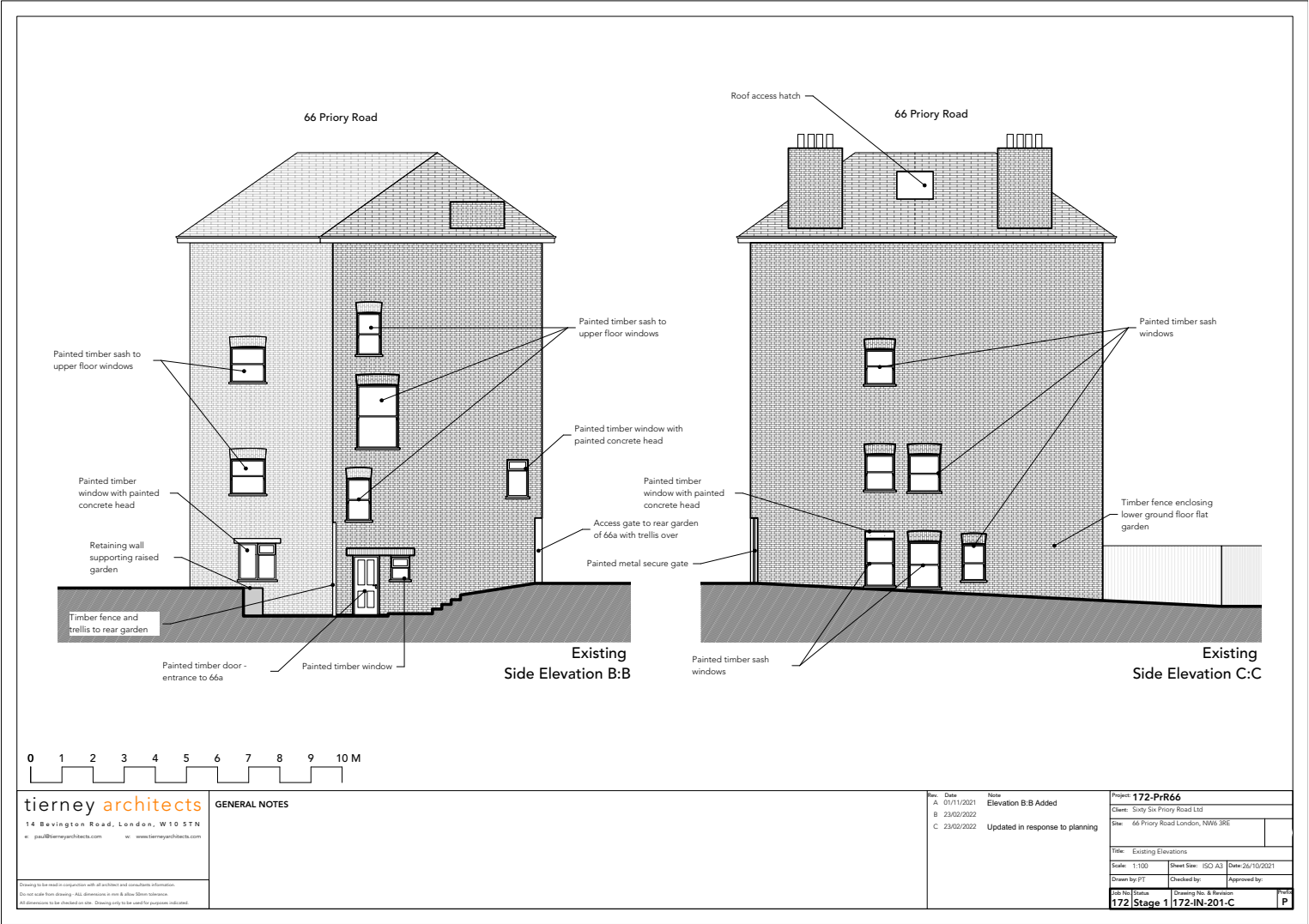
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5.2. Existing Elevations



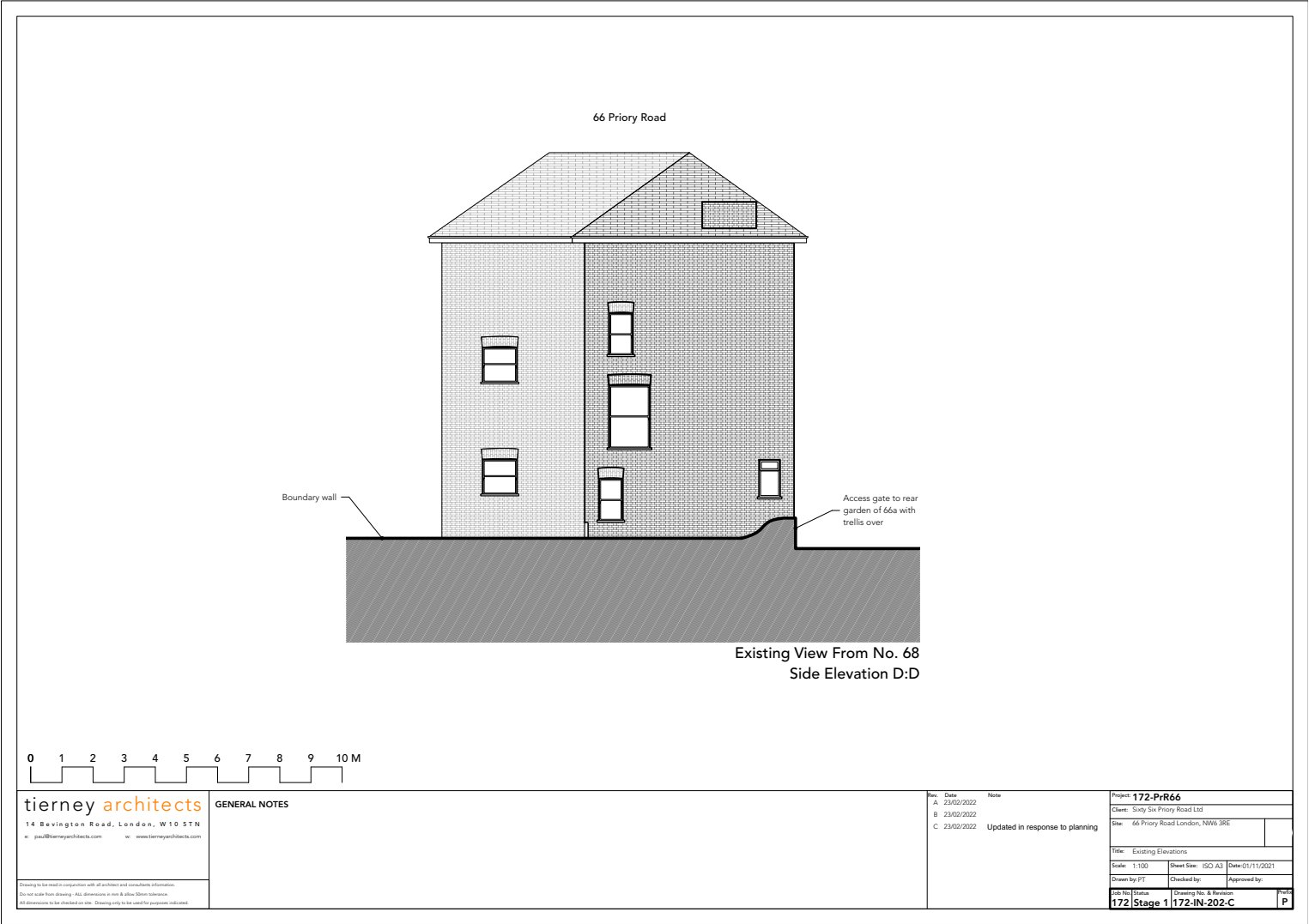
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5.2. Existing Elevations



5. Appendix

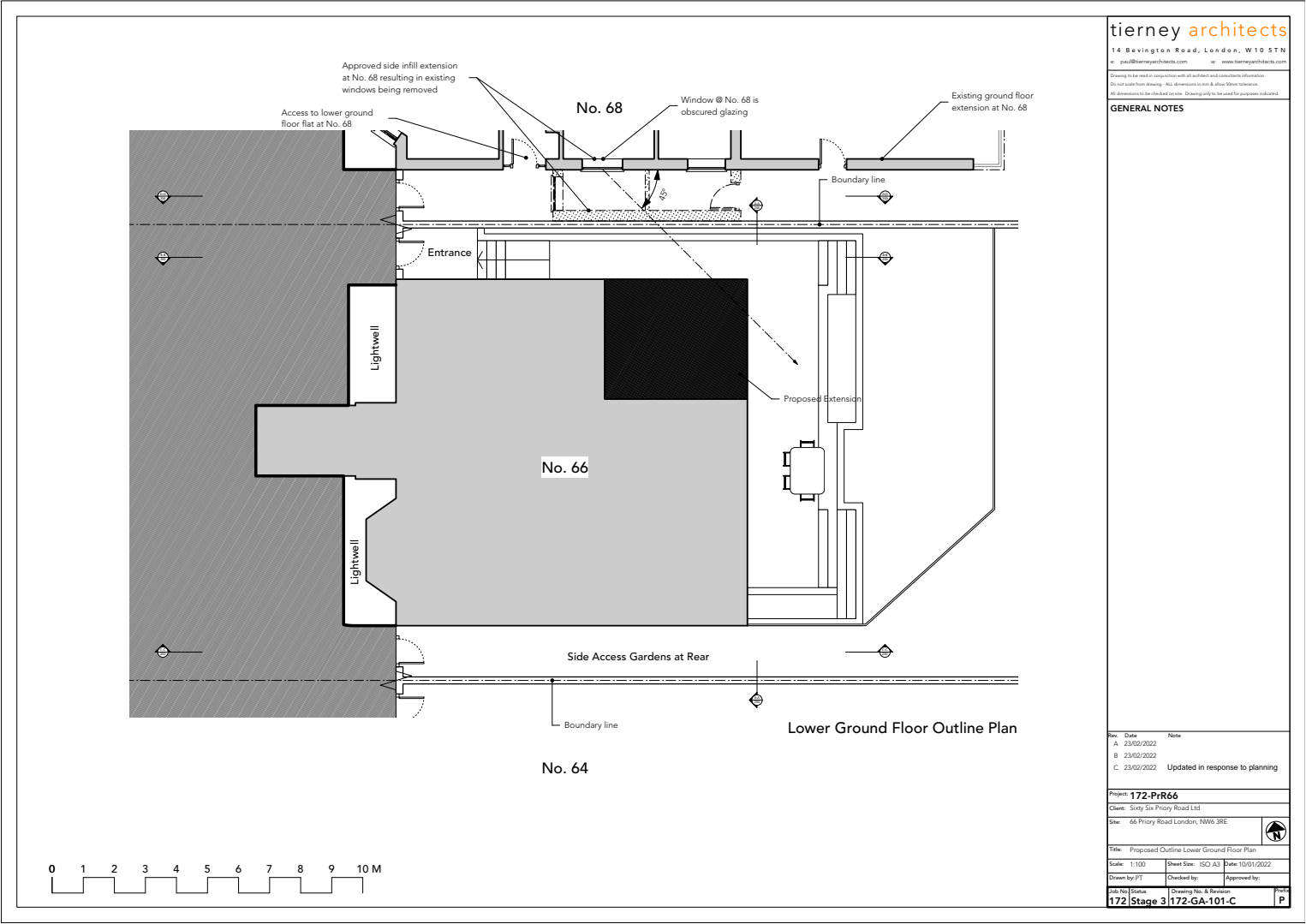
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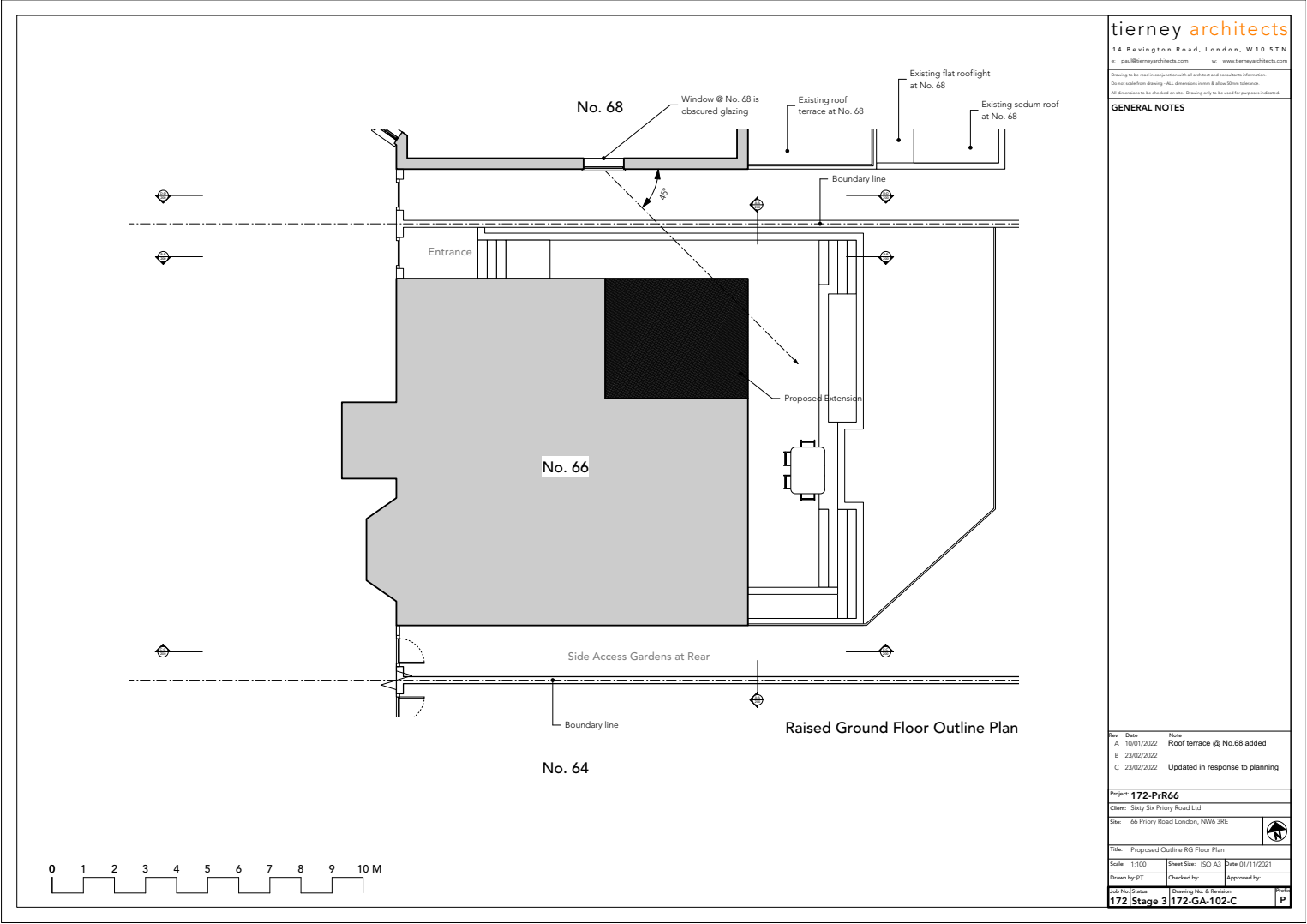
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5.3. Proposed Plans



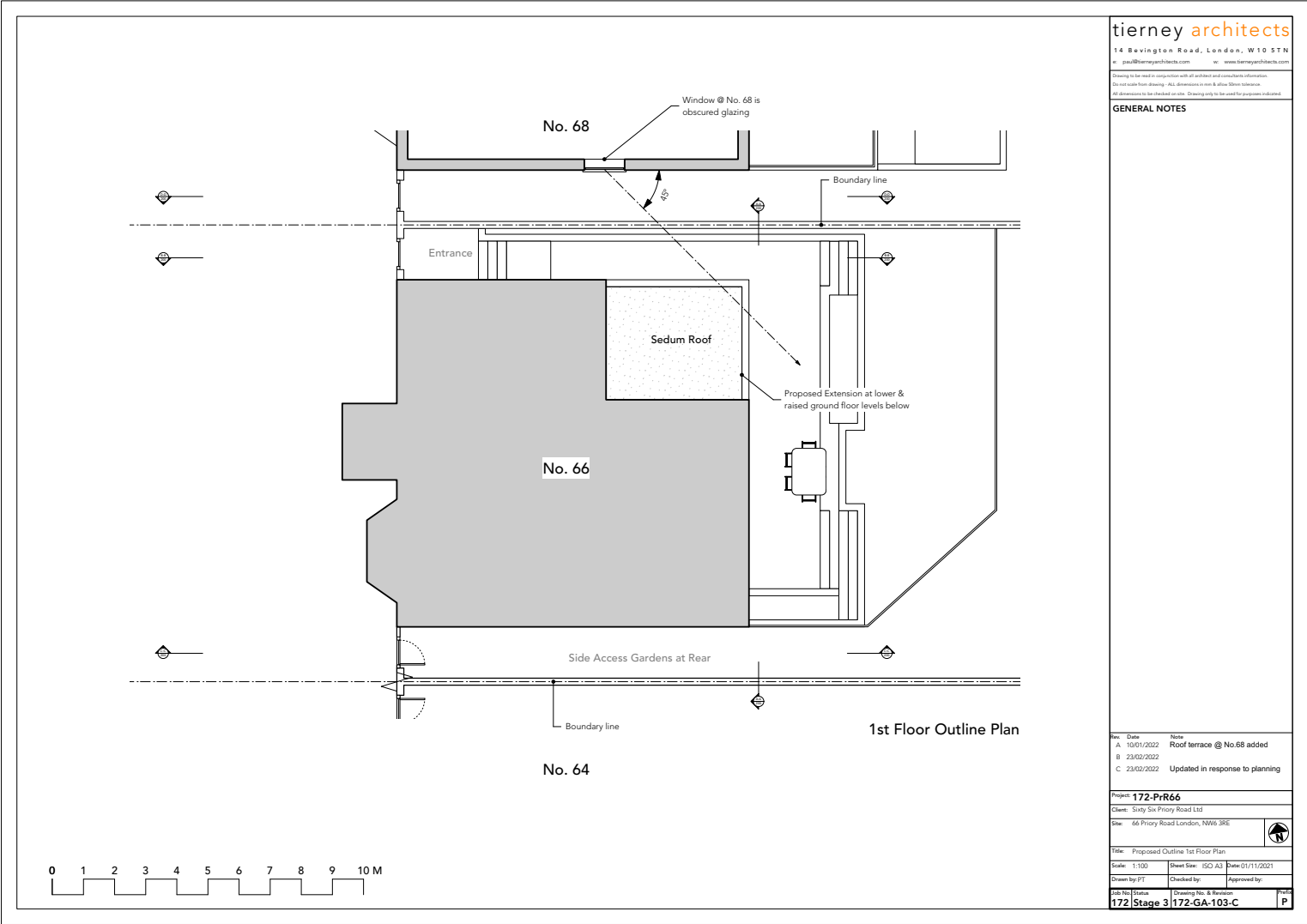
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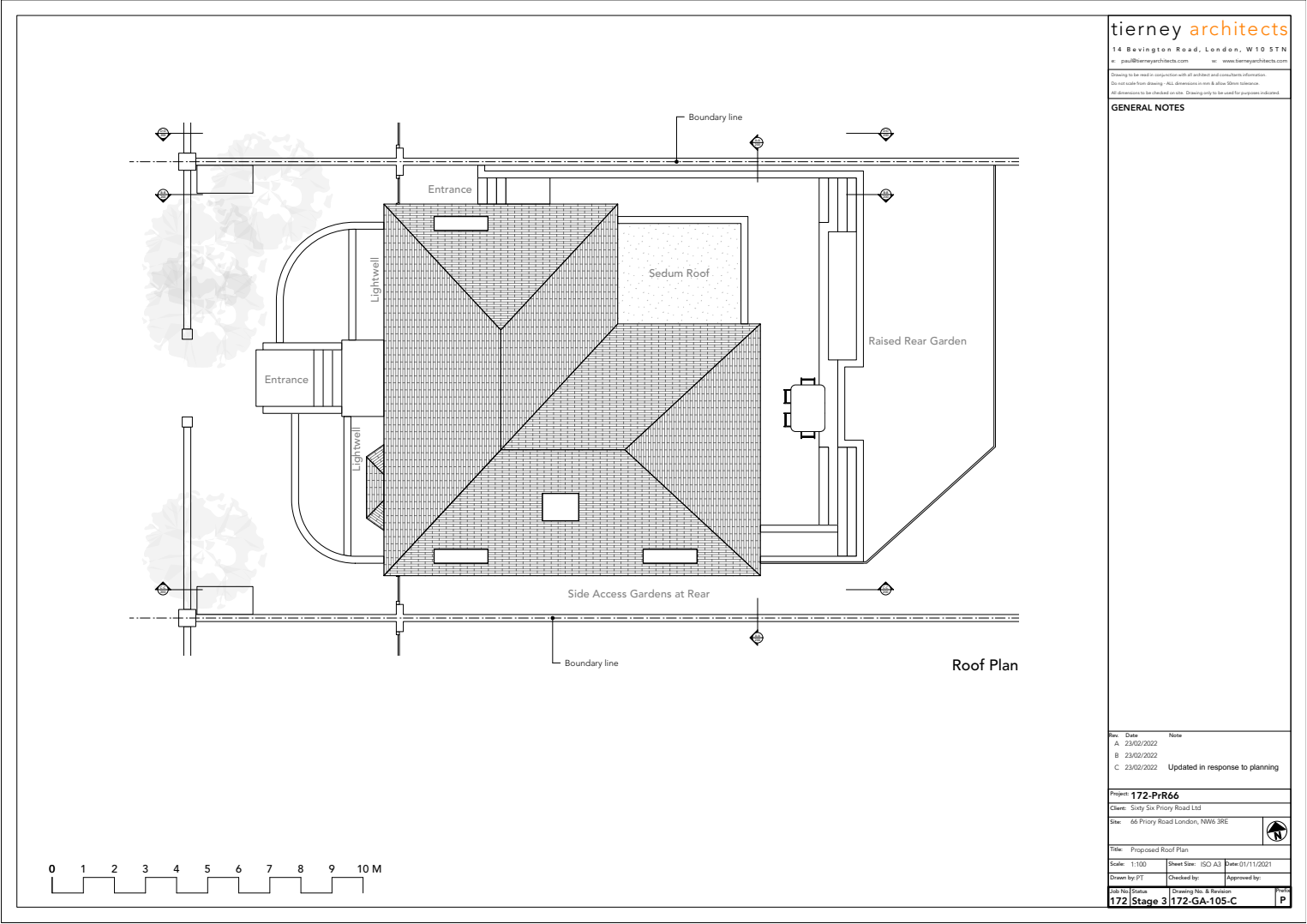
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5.3. Proposed Plans



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5.3. Proposed Plans





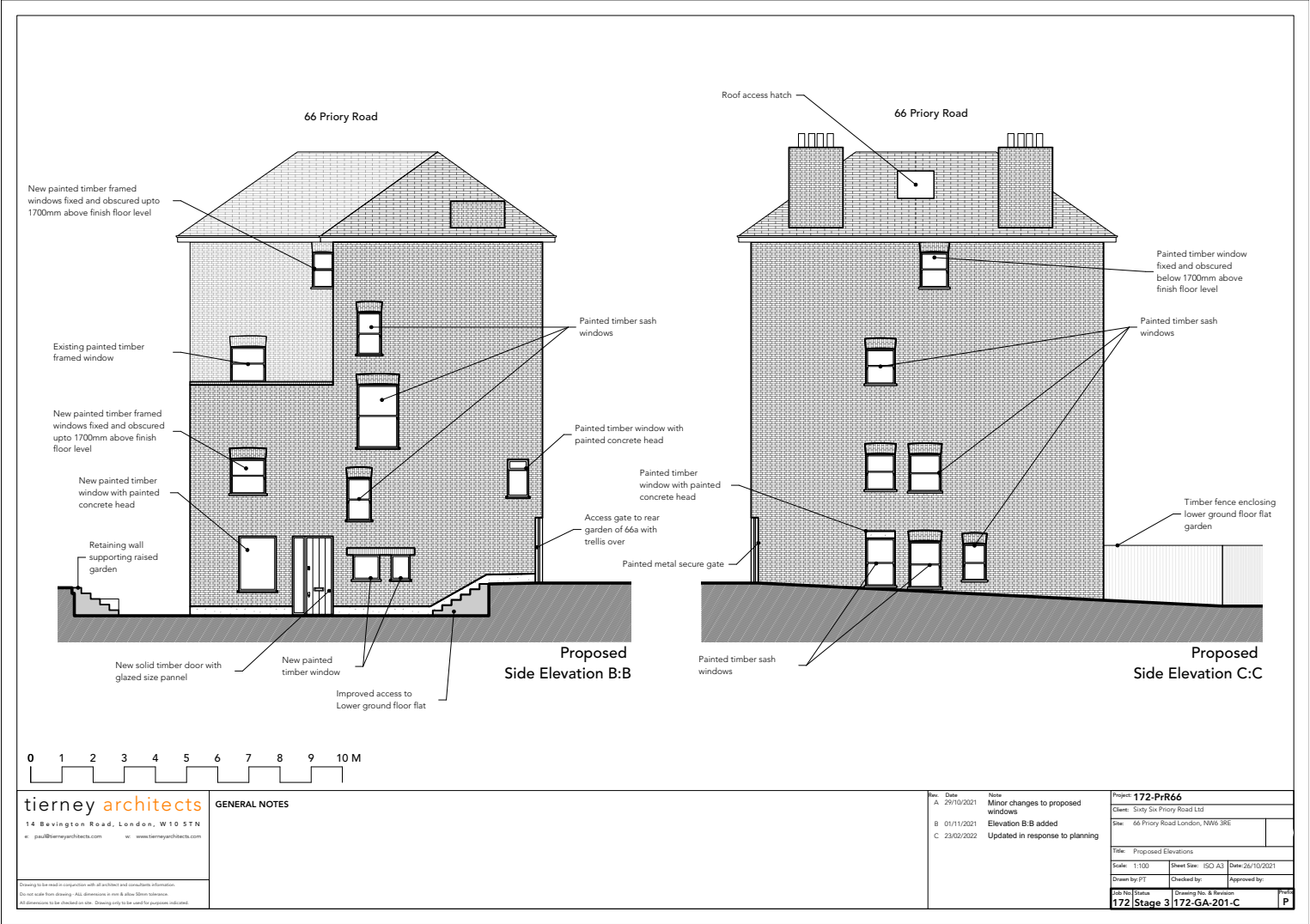
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5.4. Proposed Elevations



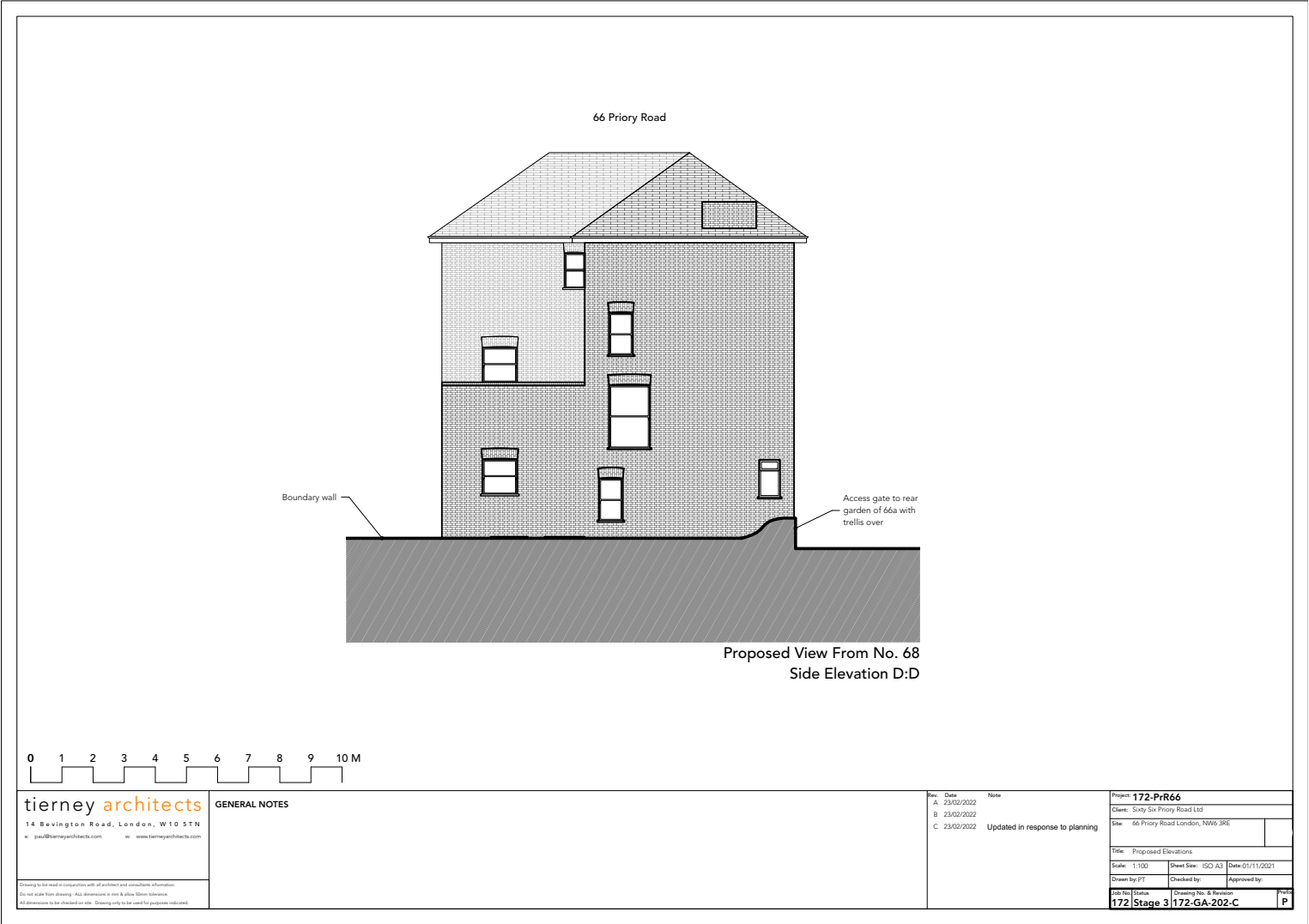
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5.4. Proposed Elevations



5. Appendix

5.4. Proposed Elevations



## 5.5. Site Analysis



Photos showing the existing Front facade



Photos showing the existing rear facade



Photos showing side widows @ No. 68



Photos showing side widows @ No. 66 & No. 64

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<div><div>Drawing to be read in conjunction with all ancillary and associated information.</div><div>Do not scale from drawing. All dimensions in mm &amp; allow 10mm tolerance.</div><div>All dimensions to be checked on site. Drawing only to be used for purposes indicated.</div></div>			
<div>GENERAL NOTES</div>			
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<div>Client: <b>Sussex Six Priory Road Ltd</b></div>			
<div>Site: <b>66 Priory Road London, NW6 3RE</b></div>			
<div>Title: <b>Site Analysis</b></div>			
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