



PROPOSED ARTISTS GARDEN STUDIO AT
GROUND FLOOR FLAT RIGHT[B]
102 PRIORY ROAD
LONDON N8 7HR
DESIGN AND ACCESS STATEMENT

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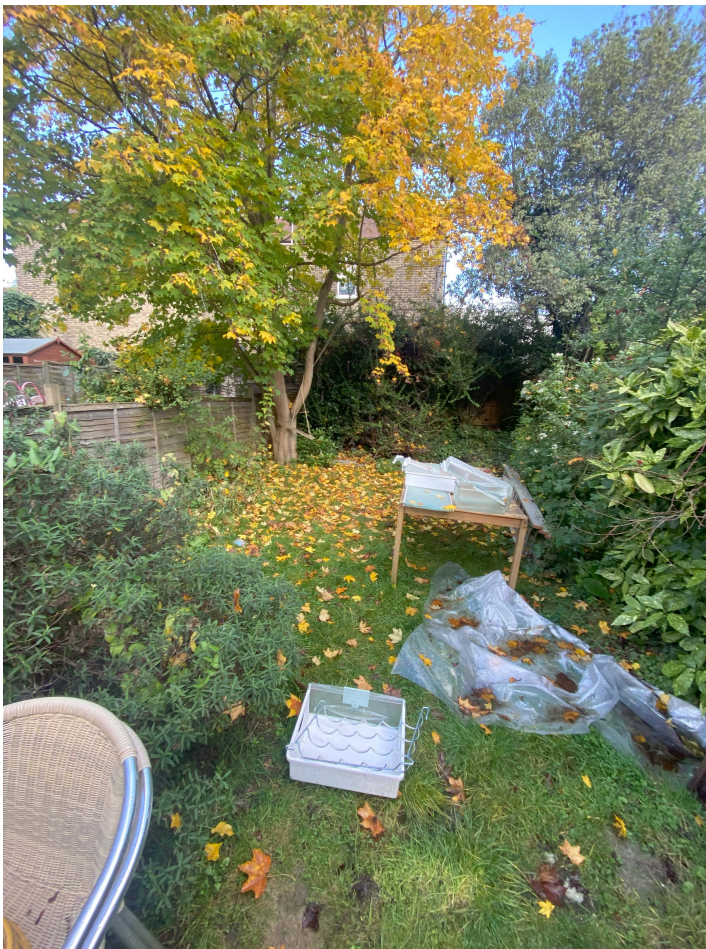
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Introduction

Property

Location

Priory Road runs from West to East and no 102 is one of a pair of semi detached houses on the North side of the street. The property is not in a Conservation Area.

House

The property is a three storey property which has been converted into self contained flats

Proposals

Outline proposals

The owner of the ground floor flat [B] wishes to erect an artists studio in the rear garden

Planning history

There is no recent planning history for the property

Planning Policies

DM Policy 2017 – DM1 and DM12

London Plan 2016 – 7.4, 7.6

Local Plan 2017- SP11, SP12

NPPF2021

Use and Amenity

The work will consist of the erection of a single storey outbuilding at the end of the garden. More than half of the garden will remain for the use of the flat

Siting of studio

The footprint of the studio has been designed around the two trees in the garden. It is considered that the studio is proportionate and subordinate to the host building and is in keeping with the development of the area

Layout

The internal layout has been designed for the client to be able to work on screen printing

Landscaping and access

The existing garden shed will be removed and the garden at the side of the flat and the rear garden in front of the studio will be landscaped so that the view from the ground floor and above will be attractive. The studio will benefit from level access from the street and the garden

Impact on neighbouring properties

The height and depth of the studio will not result in a material loss of sunlight or daylight or have an overbearing appearance to the neighbouring properties, one of which is a very large church

Materials

The studio will be clad in horizontal timber boarding with a flat roof of felt. The door and windows will be in timber

Refuse

There will be no change to the refuse arrangements

Parking

There will be no change to the parking arrangements

Access

There will be no change to the access arrangements

Biodiversity

No trees will be affected by the new studio which will be built on a raft so that its foundations will not disturb any roots

Summary

The overall design objective is to be in keeping with the existing terrace in terms of design, scale and material. It also takes precedence from similar neighbouring properties and recent applications. It is considered that the proposals have been prepared according to policies in the City Plan, UDP and London Plan. The proposals are of the highest standards of sustainable architectural quality – ie using high quality materials and take account of local character. The proposal will enable the owner to continue working as an artist because he will have designated studio space as part of his home

