

BELSIZE ARCHITECTS

48 Parkhill Road London NW3 2YP

T 020 7482 4420

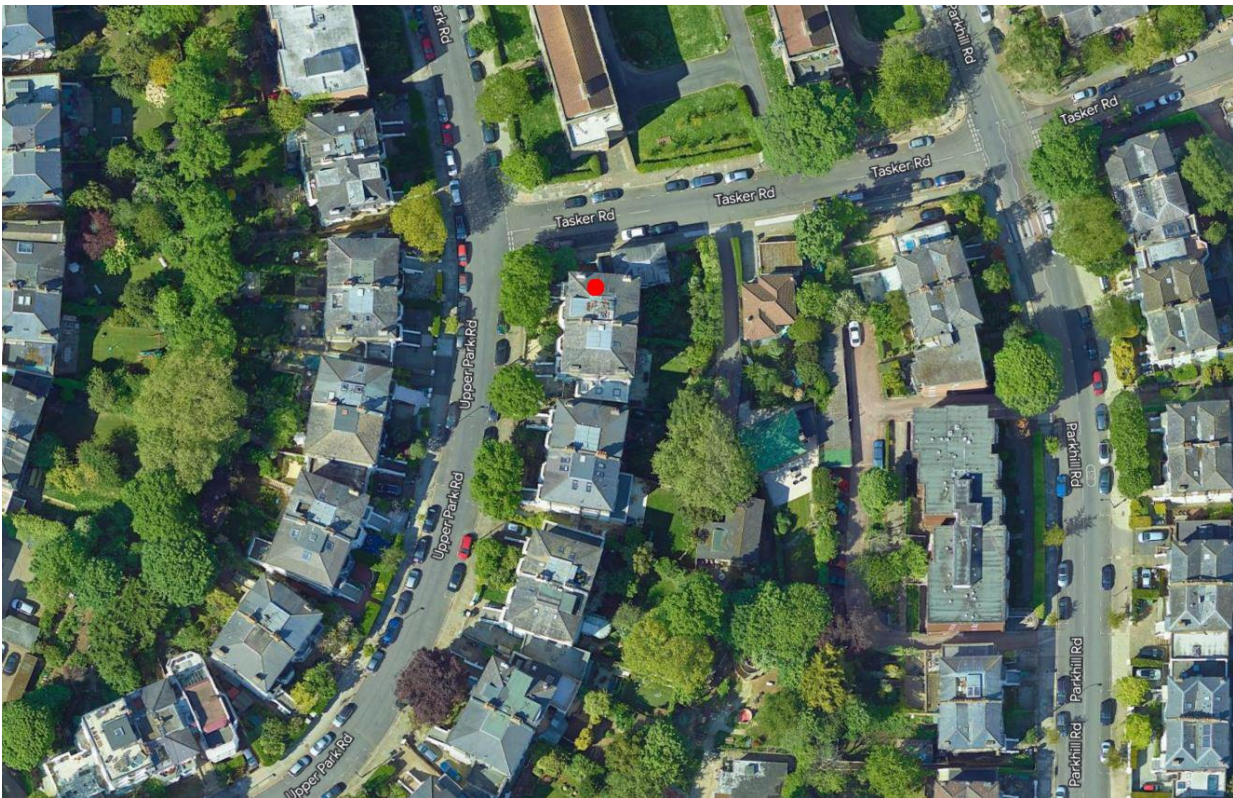
mail@belsizearchitects.com

www.belsizearchitects.com

Design & Access Statement

36 Upper Park Road, (Maisonette Basement & Ground Floor Flat)
London, NW3 2UT

19th May 2023



Aerial View (Google Earth)

Introduction

This Design and Access Statement and the associated planning application and set of drawings collectively seek permission to demolish the existing side ground-first floor extension and build a new two storeys side extension and the erection of spiral stair to the rear of the property located at 36 Upper Park Road (Maisonette Basement & Ground Floor Flat)

The property is in Parkhill and Upper Park Conservation Area. The property is not listed.

Location and typology

The site at 36 Upper Park Road is situated on corner of Upper Park Road and Tasker Road.

The existing building is at the end of a series of semi-detached Victorian houses in Upper Park Road. Many of the houses in the street have survived in the original form, externally. The facades of the buildings are made of London yellow stock brick and with some rendered /stucco decoration around the windows and porches as well as the bay windows. The street in places has been altered with new buildings. There are a number of larger buildings such as block of flats throughout the street. The houses are 4 storey high including the lower ground and are mostly been divided to form flats within. To the rear a number of the houses have got the large extensions.

Most of the houses have been divided to a number of flats, including No 36.

There is an existing first floor extension on steel columns which is in a very poor condition.



Street View (Google Maps)

Amount, Scale and Volume of the Proposed Works

Extensions

The proposed side extension is a pitched roof two-storey volume replacing an existing construction.

The proposed side extension comprises a new single bedroom at ground floor and the reconfiguration of the existing bedroom at first floor.

The extension roof sits 750 mm lower than the main entrance cornice.

Windows / Doors

The doors at ground floor include a door to a courtyard given access to existing door to Tasker Road and glazed door to Upper Park Road. This door has sliding timber shutters for privacy and security.

The windows at first floor level comprise a series of windows with external shutters. Both the windows and the shutters are operable. Shutters are made of timber.

External stair

The proposal includes a metal spiral staircase to connect the first floor level with the rear garden which at present is only connected by a secondary bedroom at lower ground floor.

The stair's railing is a black metal railing following the existing railing on the balcony.

Layout

The proposal doesn't alter the existing internal layout.



Existing street view



Proposed street view

Impact

The proposed works have been designed taking into account the size of the existing extension and the new volumes are in harmony with the scale of the house, ie subservient to the main building.

The proposed alterations have a very minor impact from the public highway - as they will be mainly confined behind the existing street boundary wall.

Access

36 Upper Park Road is served well by public transport, both with overground, underground (Northern line) and buses.

It is close to shops and public amenities.

The house is not designed for disabled access and therefore the facilities do not exist to serve disabled persons.

Sustainability Credentials

Insulation: the new additions to have effective insulation within the walls and the roofs

Windows: all windows to be double glazed with argon gas fill.

Natural ventilation: The new area is to be naturally ventilated.

Material: The extension is to be made of a sustainable timber structure. Not only the material is sustainable it is easy to purchase local material and easy to transport and install with good thermal performance.

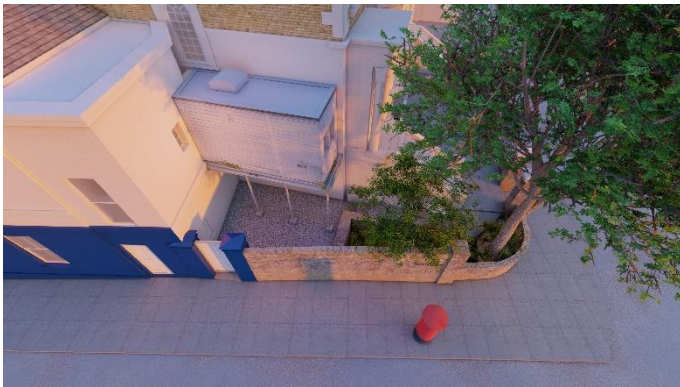
Lifetime Home Standards

Life time home standards policies do not apply to this application as the existing house was not designed with the standard.

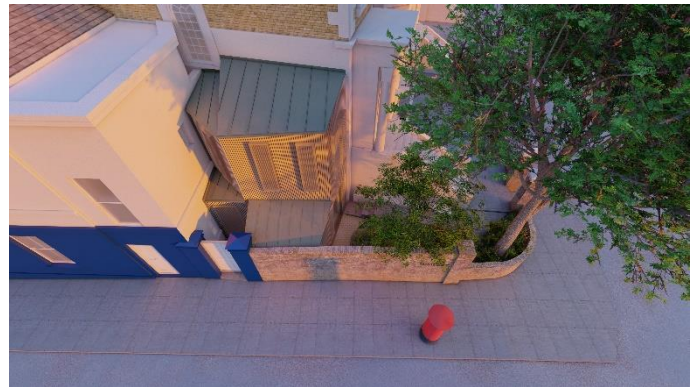
Design / Materials

The extensions are proposed to be of a high-quality contemporary design.

It is designed so that it does not have impact on the neighbouring property. The design is carried out in a way which is low key and would enhance the building and surrounding areas. The visible external appearance of the walls will be timber and green zinc on the roof. This is to create further harmony as the extension sits around vegetation.



Existing aerial view



Proposed aerial view

Use

The property use class will remain unchanged as a single family maisonette i.e. C3(a)

Landscaping

The existing garden in proximity of the house consists mainly of herbs/bushes. The proposal will keep the existing conditions and materials with minimal intervention on the planter's shape.

Parking / Waste Collection

The works will not affect existing parking, waste collection, or access into the property.

Relevant Planning History

We believe that the following council approved / consented applications are of a similar and relevant nature – erection or replacement of side extensions - as to what this application also requests.

Also, we believe that due to the low-profile nature of our proposal it will have hardly any impact on the neighbourly properties and the street.

Consented applications among others:

42 Parkhill Road:

- 2005/5551/P - Replacement of existing two-storey side extension with a two-storey and basement level single dwelling unit with associated alterations to the vehicular access. Granted

38 Parkhill Road:

- 2009/0237/P - Alterations and extensions including the erection of a two storey side extension, replacement of the front boundary walls and gates and rear balcony and minor alterations the fenestration of the existing dwellinghouse (Class C3). Granted.

36 Parkhill Road:

- 9301178 - The erection of a part one part two-storey side extension to the existing dwelling house as shown on drawing nos. A283/31D 32C 35B 36B 37B A283/01-10 revised on 15.10.93 and 14.12.93. Granted.

Conclusion

We believe that the information listed above and the associated planning application and set of drawings should provide the council with sufficient material to reach a decision. Naturally we would be happy to provide further information if required.



Existing night view



Proposed night view

Appendix A – Photographs



Side extension street view from Tasker Road.



Side extension street view from Tasker Road with Upper Park Road.



Side extension view from Upper Park Road entrance.



Rear elevation view from 36 Upper Park Road garden.