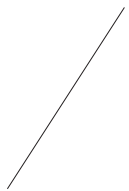




VORBILD

ARCHITECTURE INTERIORS PROPERTY



13D Upper Park Road, London NW3 2UN

PLANNING PRESENTATION

15.10.2023



INTRODUCTION

This is a short report supporting our pre-application. It illustrates the process that has led to the development proposal and explains and justifies the proposal in a structured way.

This report is to be read in conjunction with the drawings and the site photographs submitted with this application.

This design and access statement accompanies a planning application for this property.

BACKGROUND

The application site comprises the top level apartment (Flat D) with an existing rear dormer at No 13D Upper Park Road, NW3 2UN.

Our client wishes to replace the main roof with the original slate roof tiles and rebuild it in the same shape, and add a small side facing part width dormer with a double glazed timber sash window. The main roof has several leaks and needs to be rebuilt.

The site is located within the Park Hill Conservation Area and the property is not listed.

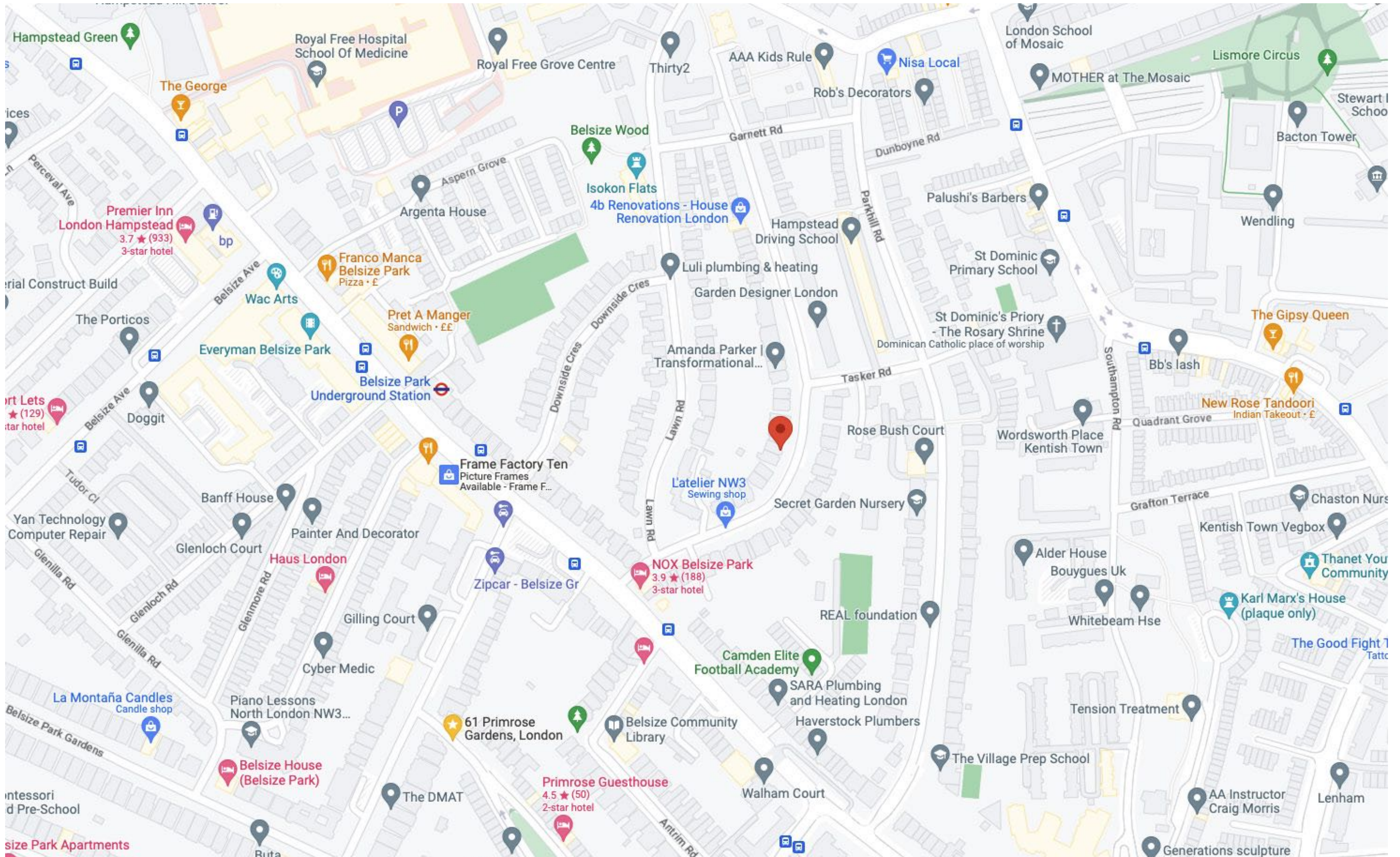
The proposal scheme will be developed in collaboration with other professionals and consultants.



Client
Architect, Interior design and project management
Structural engineer
Fire engineer
Main Contractor
Building Regulations

Line Sorensen
VORBILD Architecture
A4 Design
TBC
TBC
STROMA





PLANNING STATEMENT

The application site is within a quiet residential area with mostly traditional residential buildings, three level Victorian semi detached properties,

The proposed changes are partially visible from the front of the property.

The front and side dormer are proposed to be sympathetic to the building and its surroundings.

AMENITY

This property has naturally not got any amenity space. However the current owner has created and plans to retain a small rear facing garden where others have decided to place a rear dormer.

LAND USE

The existing use of the building is residential. It is the top floor (second level apartment), number D.

SUSTAINABILITY AND MATERIALS

This project has been designed with an awareness of environmental sustainability. Newly planned elements will be constructed utilising modern construction methodology, following current advice contained within building regulations and the Code for Sustainable Homes.

The rebuilt roof will be clad with the reused original slate roof tiles and where needed, matching original slate roof tiles will be sourced.

The proposed extensions will be constructed in facing materials which colour and scale respect the local surroundings. This will be achieved by using matching grey slate tiles. Overall, the height and depth of the roof extensions would not result in a loss of sunlight or daylight or have an impact or overbearing appearance to the neighbouring properties.

The proposed windows are to be a double glazed white timber framed units.





LAYOUTS / 3Ds - EXISTING and PROPOSED





EXISTING



13D Upper Park Road, NW3 2UN - 1267



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