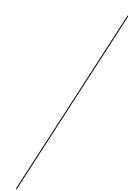




VORBILD

ARCHITECTURE INTERIORS PROPERTY



13D Upper Park Road, London NW3 2UN

PLANNING PRESENTATION

19.12.2023



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 add a small side facing part width dormer with a double glazed timber sash window.

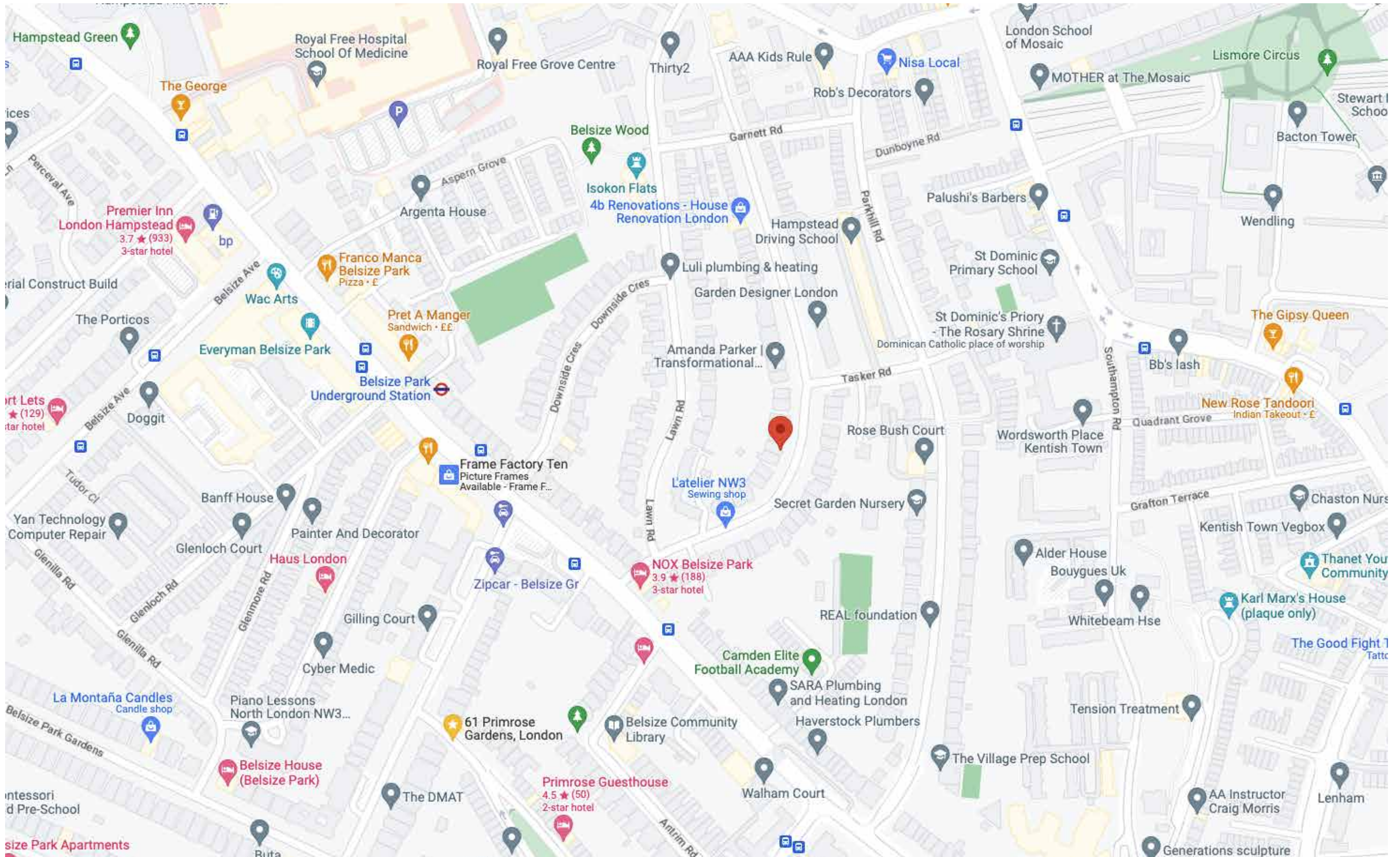
The site is located within the Park Hill Conservation Area and the property is not listed.



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

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 new side dormer will be constructed in timber and clad in slate tiles.

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

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.



PLANNING HISTORY

2023/2623/P - Approved

Installation of 2x front and 2x side conservation area roof lights, 1x new roof light to existing flat roof and changes to the existing rear dormer to create an inset roof terrace.

2023/4426/P - Pending

NOTE : The side dormer has been removed from this application, and added to this current one.

Rebuilding main roof to match existing with original roof tiles, small new side dormer with conservation area roof light.

2011/0419/P - Granted

Details of guttering and roof edges treatment of the inset roof terrace, all doors/windows associated with the inset roof terrace, and conservation rooflight on the side (north) elevation roofslope, pursuant to condition 3 of planning permission dated 30th November 2010 (ref. 2010/5187/P) (for the replacement of rear dormer with inset roof terrace and installation of a new conservation rooflight to side (north elevation) roof slope of second and third floor maisonette).

2010/5187/P - Granted

Replacement of rear dormer with inset roof terrace and installation of a new conservation rooflight to side (north elevation) roof slope of second and third floor maisonette (Class C3).





LAYOUTS / 3Ds - EXISTING and PROPOSED





EXISTING



13D Upper Park Road, NW3 2UN - 1267



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Chartered Riba practice



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