

No.34 Upper Park Road Design & Access Statement

Boundary Treatment Adaptations

Address No.34 Upper Park Road,
Belsize Park,
London,
NW3 2UT

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Introduction

Purpose of this Document

This document has been prepared to accompany the planning application for the proposed adaptations and changes to the front boundary wall to No.34 Upper Park Road.

The works involve the removal & replacement of an existing part height masonry wall as well as associated brickwork piers and an existing pedestrian entrance gate.

The proposed designs include a replacement part height masonry wall with new railings above & taller more appropriately proportioned brickwork piers to the pedestrian entrance as well as a new taller brickwork pier to the left hand boundary. A new / replacement pedestrian entrance gate & a new vehicular entrance gate are also proposed to match the railing design.



Streetscape View of Property

Use

No.34 Upper Park Road is a former semi-detached townhouse arranged over 4 storeys, located within the Parkhill and Upper Park Conservation Area.

Since it was first constructed the property has been split into 3 private residential dwelling houses. A single flat arranged across the second floor & loft space, a single flat arranged across the first floor and a two storey maisonette arranged across the ground & lower ground floor. This application although affecting the pedestrian access & use to all three properties, relates to the maisonette property, only, which also includes the properties freehold title, the front garden / yard area and the rear garden.

The maisonette benefits from a two storey side extension that was built circa 2013 / 2014.



Streetscape View Showing No.34 (Right hand side) & No.36 (Left Hand Side) Upper Park Road

Site Photos



Principal Elevation View of Property



Principal Elevation View of Property, Including adjacent property No.32 Upper Park Road.



View of Front Boundary Wall - Left Hand Side



View of Front Boundary Wall - Pedestrian Access Gate & Piers

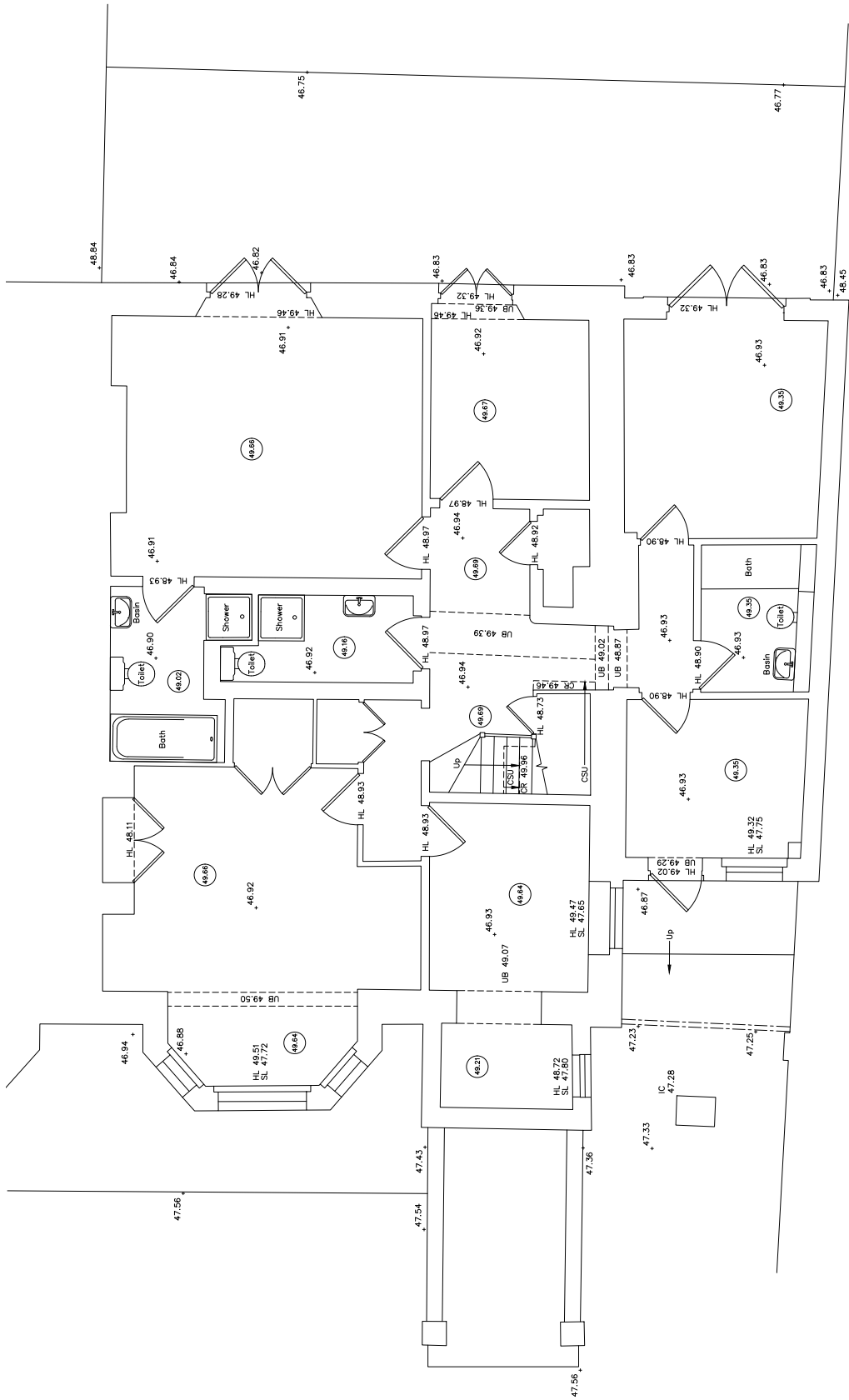


View of Front Boundary Wall - Right Hand Side with Vehicular Access Point

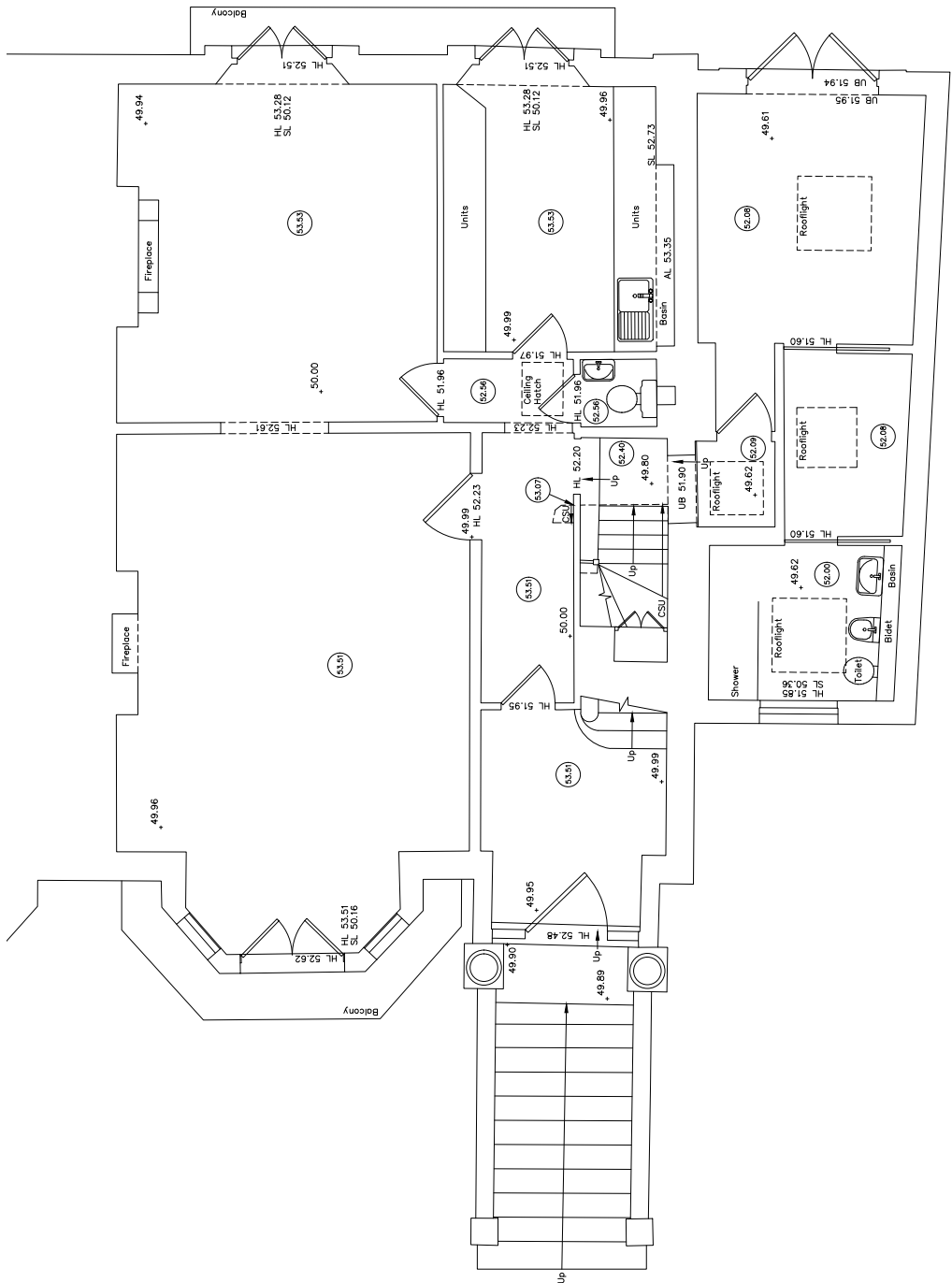
Amount

The maisonette arranged across the ground & lower ground floors has an approximate gross internal area (GIA) of 236.5 sq M and six bedrooms. From online records (no visit has been undertaken as part of this application) the first floor flat has an approximate GIA of 72.0 sq M and two bedrooms. The second floor flat (again taken from online records as no visit has been undertaken as part of this application) has an approximate GIA of 72.0 sq M and two bedrooms, although there are approved plans online to extend the flat into the loft space above to add an additional bedroom & bathroom.

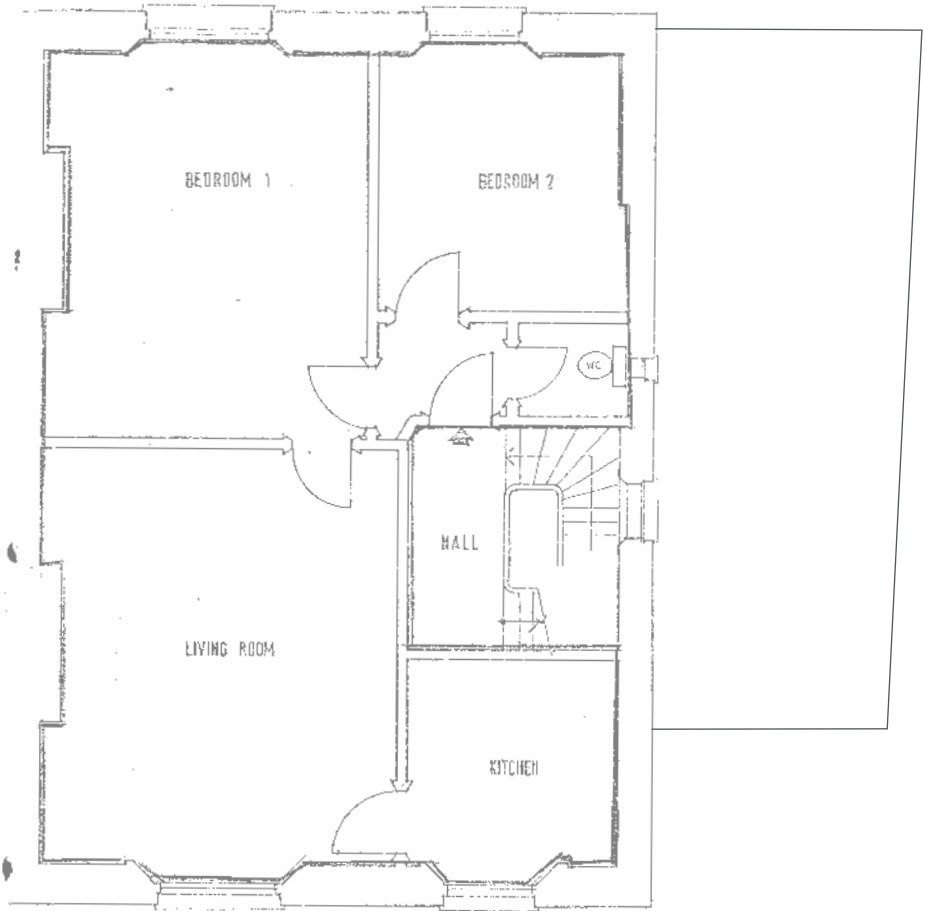
The design proposals for the replacement front wall do not have any impact on the amount of accommodation on site which is to be retained.



Lower Ground Floor

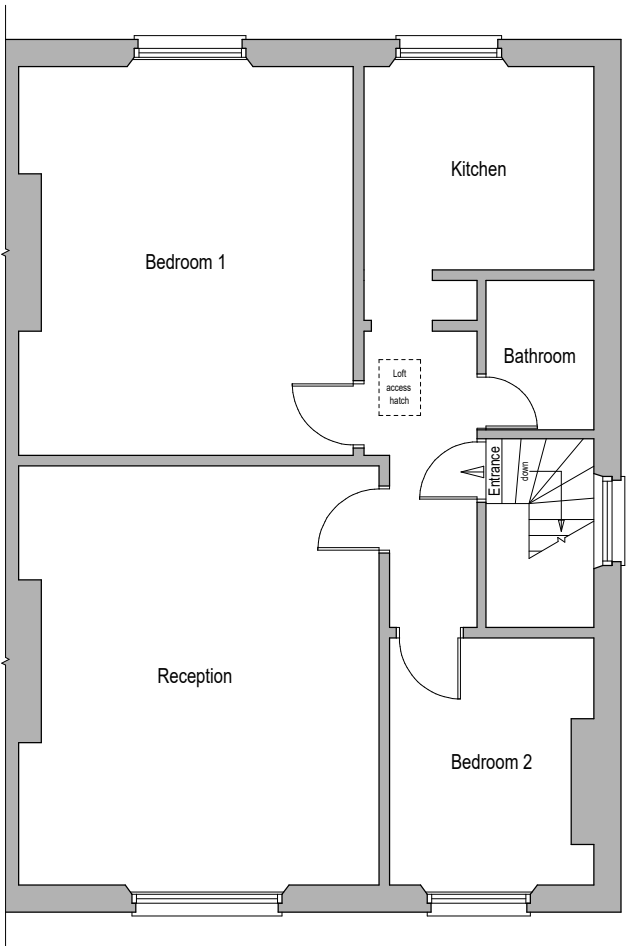


Ground Floor



Compiled plans set - NOT TO SCALE
Lower Ground & Ground Floor: Taken from detailed Measured Survey
First Floor: Photocopy of Plan taken from Leasehold agreement
Second Floor Plan: Reproduced from planning application information set PRN: 2021/4224/P

First Floor



Second Floor

Form

The design of the proposed wall has been carefully considered to ensure it represents an appropriate addition to the property. At present the front boundary wall & brickwork piers are in a relatively poor state of repair with a significant lean to one of the piers. There are no railings present above the existing part height wall. It is likely that railings were once in place for both aesthetic & security reasons. Given the age of the property there is a strong chance that if there were railings present then these were potentially removed & melted down to support the war effort around the time of the Second World War; an occurrence that happened throughout a large number of central London properties.

The proposed designs re-build the part height wall as well as replacing the existing brickwork piers to the pedestrian access way. The brickwork pier to the northern boundary of the property is also proposed to be re-built to match the height of the existing brickwork pier found to the southern boundary.

A simple metalwork design is proposed for the railings above the part height wall & both the pedestrian & vehicular access gates. These are all to be fabricated with flat bar railings infilled with circular infill bars & painted black.



Scale & Massing

The scale of the existing brickwork pier located along the southern boundary of the property has been used as a reference for the proposed boundary treatment. The height, form & materiality of this pier is to be replicated to the Northern boundary replacing an existing smaller brickwork pier.

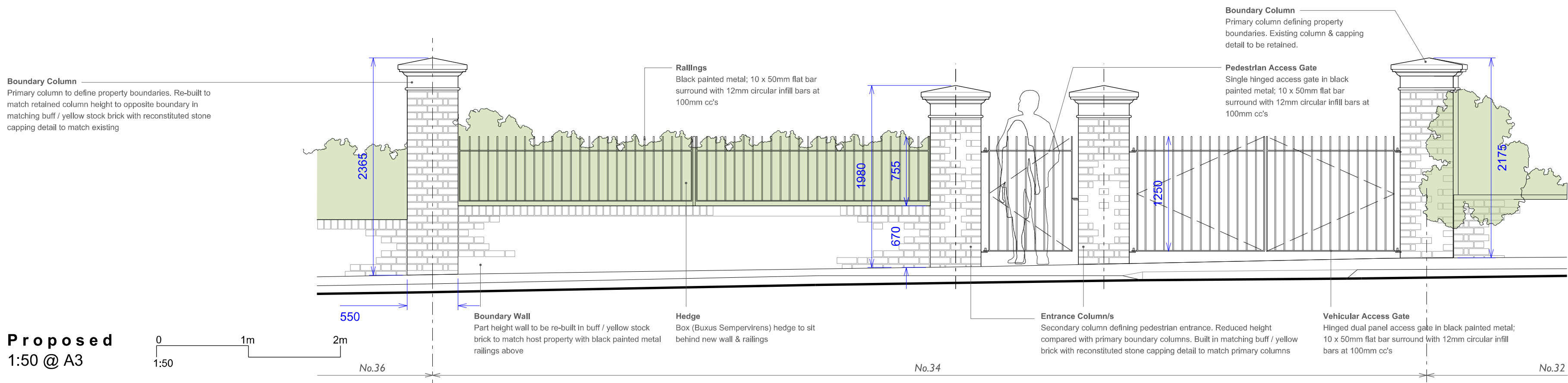
New brickwork piers to the pedestrian access point will be taller & grander than the piers as existing but smaller in scale & proportionate to the perimeter piers.

The part height wall is proportionate to these piers and represents a slightly increased height above that existing on site presently. This wall is to include a stock brick on end as the wall header.

The railings, pedestrian & vehicular access gates are all set to one consistent built height. This height has been established based on comparable railing heights found to other properties along Upper Park Road.



Streetscape Elevation View of Property



Materials

A limited materials palette is proposed to be used to the front boundary treatment.

A buff coloured London Stock brick - to match the host building - is to be used to the part height walls & new brickwork piers. The piers are to be topped with a decorative capping to match the retained capping detail found to the pier on the properties southern boundary.

The railings above the part height brickwork wall as well as both the pedestrian & vehicular access gates are to be painted black. A traditional railing colour that will match other decorative metalwork found to the host property as well as matching those railings found to other properties along Upper Park Road.

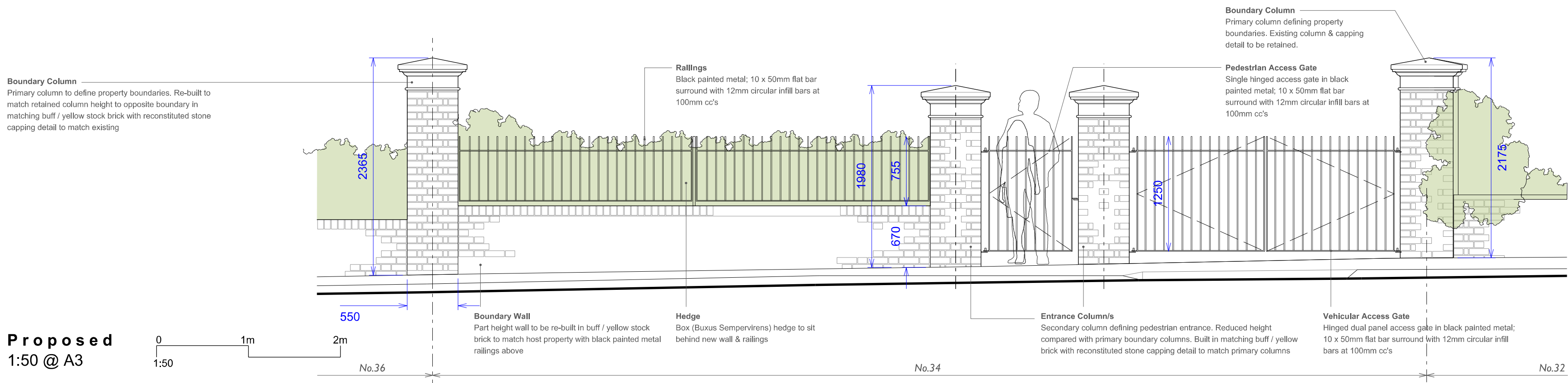
A new taller box hedge (Buxus Sempervirens) is to be planted to the rear of the new boundary wall which will grow to align with the height of the railings above.



View of Left Hand Brickwork Pier



Reference Image - London Stock Brick Pier, Black Painted Railings & Hedge



Access

There is no change to the points of access to the property with both the existing pedestrian & vehicular access points retained in their current positions.



Front Garden / Forecourt Plan - Existing



Front Garden / Forecourt Plan - Proposed

Conclusion

The proposed boundary updates represent a proportionate & carefully considered design solution befitting of the original grandeur of the host property. It's inclusion will benefit the privacy & security of residents to the host property as well as providing a more attractive street facing frontage, benefiting local residents as well as providing a positive contribution to the wider conservation area.



Principal Elevation View - Proposed