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DESIGN AND ACCESS STATEMENT

15 Montpelier Grove – London – NW5 2XD

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1.0 Introduction

This Design and Access Statement accompanies a householder planning application for the replacement of the existing rear conservatory with a rear extension and a second storey rear extension.

The applicant, Edward Rong, has been living in the property for last few years with his family.

The property is situated within the Camden Borough, in the East part of the Kentish Town Conservation Area. The property is not listed.

When our clients purchased the property in 2020, it was in a state of complete disrepair and part of it was not habitable due to the deterioration of the roof and consequent water ingress and nesting of birds inside the house.

Works have been carried out since in order to repair and modernise the property.

The existing conservatory, although weather tight, is not suitable to use as a living space due to the poor construction and complete lack of insulation. Our proposal seeks to convert this space into an extension of the kitchen, to accommodate dining and services areas in a space proportioned to the size of the house.



1. Aerial view

2.0 Existing context

15 Montpelier Grove is part of a uniform terrace of houses forming a continuous streetscape. At the rear most of the property have been altered over the years with extensions at all levels and a number of roof terraces. The topography is hilly and the roads runs downhill towards Kentish Town. No 15 lies in the top section of the road. The easy access to schools, open spaces and commercial services, make this area ideal for families.

The terrace is made of a uniform line of three storey houses with bay windows at the front on the lower levels. They area built primarily in yellow bricks with stucco details around the windows and front doors.

2.0 The existing property

15 Montpelier Grove is located in the top section of the road and shares party walls with both 14 and 16 Montpelier Grove.

The front of the house has a bay window and small porch with stucco details. A dormer window has been built in the roof similarly to most of the terrace.

The front yard has been mostly paved.

At the rear the house has an original two storey outrigger with tiled roof and one chimney stack shared with 16 Montpelier Grove. The ground floor has a rear extension with a conservatory built infilling the side of the outrigger and extension.

The rear garden is at a higher level than the ground floor and is accessed via a few steps.



3. Front and rear of 15 Montpelier Grove



4. Images of the interior of the conservatory

3.0 Planning context

The existing property has received planning consent in 2020 with application 2020/2485/P for the installation of front and rear roof dormers and the installation of roof light to front and rear slopes. There have been a number of similar planning applications for properties on the same terrace. Below are the most recent granted applications for side/rear extensions”

2021/1484/P – 17 Montpelier Grove – Erection of single storey side and rear extension, including extension to existing terrace.

2019/4819/P – 27 Montpelier Grove – Erection of a single storey side/rear extension; creation of a rear roof terrace at first floor with associated metal railing balustrade; replacement of the existing rear elevation first floor timber window with a Crittall style double glazed metal door.

2007/5288/P – 17 Montpelier Grove – Erection of an additional storey to existing rear addition, enlargement of rear dormer and alterations to windows on the rear elevation.

2016/3307/P – 25 Montpelier Grove – Erection of rear extension at ground and second floor levels.

2016/1082/P – 22 Montpelier Grove – Erection of single storey rear and side infill extension as replacement for existing conservatory, erection of rear extension at second floor level above existing rear closet wing, plus creation of first floor terrace with parapets above existing rear addition.



6. Rear view of the terrace showing similar extensions

4.0 The proposal

4.1 Design

The proposal will add a total of 12sqm to the house on the second storey, replacing the existing conservatory with an extension of the same footprint.

The side extension will have three roof light to bring in as much as possible the natural light.

The second floor extension will have a flat roof to match the other properties along the terrace with a second storey addition and will house a office room for working from home.

As the topography of the area is hilly, 14 Montpelier Grove sits higher than no 15, therefore the overall height and impact of the proposed extension will be minimised.

4.2 Materials

The external walls will be finished with brick cladding to complement the existing property.

New windows and doors will be double glazed units.

4.3 Access

There are no proposed alterations to the access.

5.0 Conclusion

As described in this document and through the attached drawings, our proposal has taken into consideration the design guidelines set out by the Council and aims at improving the design and quality of the existing property.

The proposed extension will not be visible from the public realm and will have no adverse impact on the amenity of the neighbouring properties.

Other single storey side extensions have been approved by the Council along the same terrace and we are expecting that a consistent approach is taken by the Council in its considerations.

We are hoping that the Council will embrace our view on the benefits that this proposal will have on the property and on the larger area.