

No.34 Upper Park Road

Design & Access Statement

Timber Screen, Refuse & Recycling Store & Garden Room

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

Document No 0793-03-9020

Date 25th November 2023

Rev 00

Author Dale Newton
Smith & Newton Architects Ltd
9 Shepherd's Lane, Homerton, London, E9 6JJ

t 0208 520 3867
e info@smith-newton.com
w www.smith-newton.com

SMITH &
NEWTON
ARCHITECTS

RIBA 
Chartered Practice

© Smith & Newton Architects Ltd 2023

This report has been prepared by Smith & Newton on the specific instructions of our Client. It is solely for our Client's use for the purpose for which it is intended in accordance with the agreed scope of work. Any use or reliance by any person contrary to the above, to which Smith & Newton has not given its prior written consent, is at that person's own risk.

Introduction

Purpose of this Document

This document has been prepared to accompany the planning application for the proposed adaptations and changes to an existing timber screen to the front of the property, as well as the addition of a new bespoke refuse & recycling store located to the front yard area and the inclusion of a new Garden Room / Outbuilding to the private rear garden of the property.

The proposed designs are all to be constructed in vertical timber cladding to provide a consistent design language and providing proportionate & appropriate additions to the host property.



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



View down in to private rear garden



View of Front yard / forecourt area - **Left Hand Side**



View of Timber Screen, in front of lower ground floor accommodation

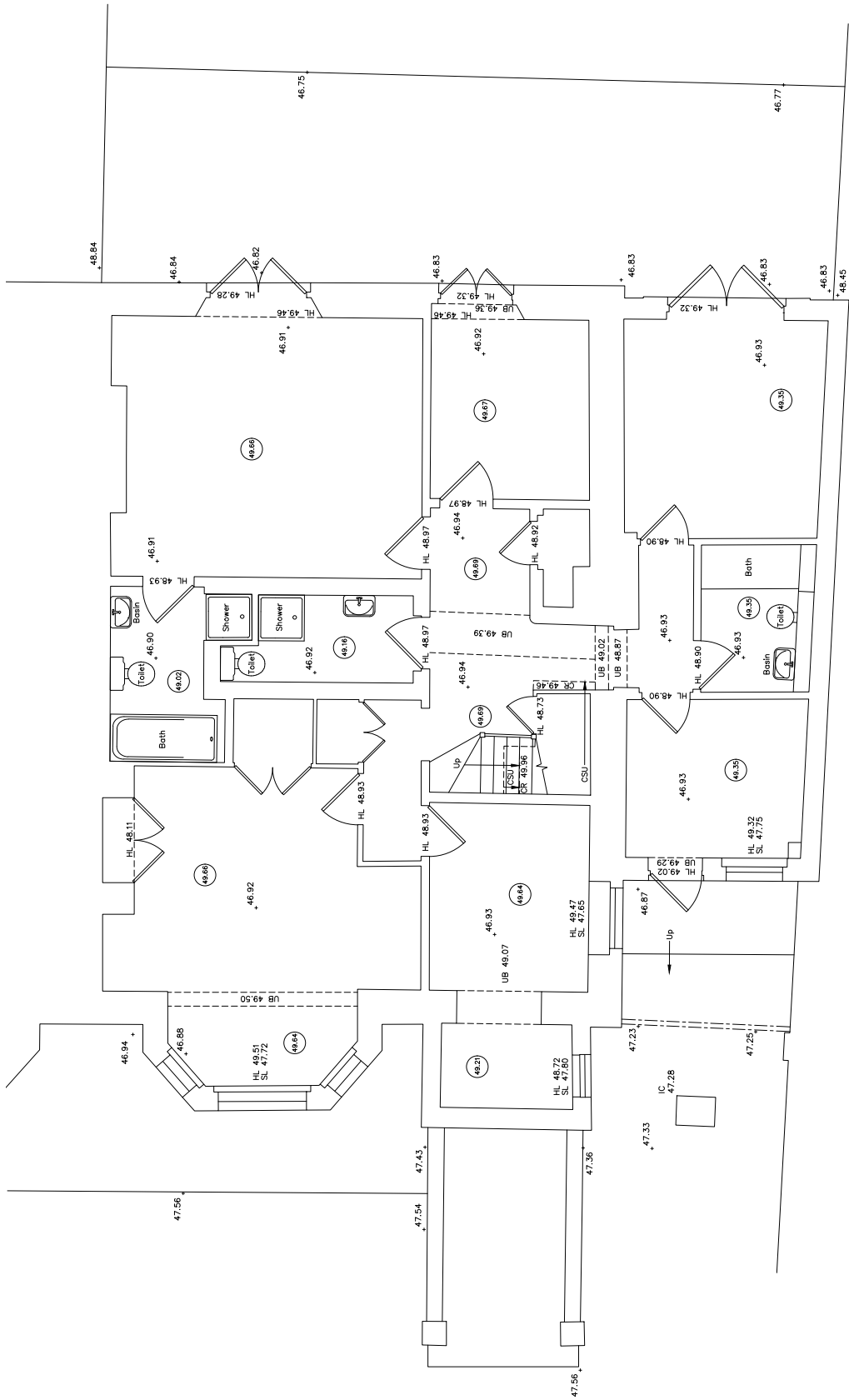


View of Front Boundary - **Timber Screen Visible to Right Hand Side**

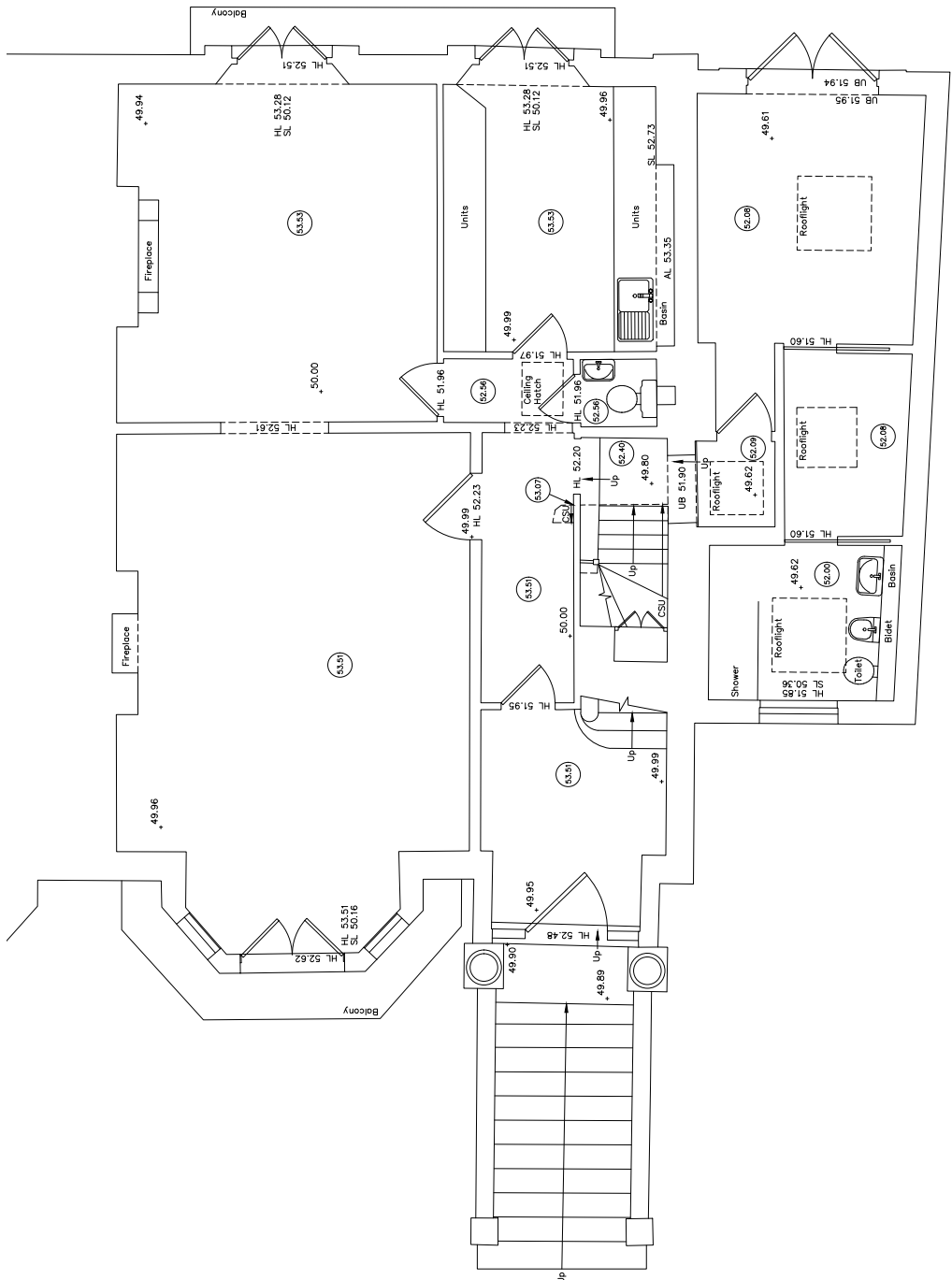
Amount

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.

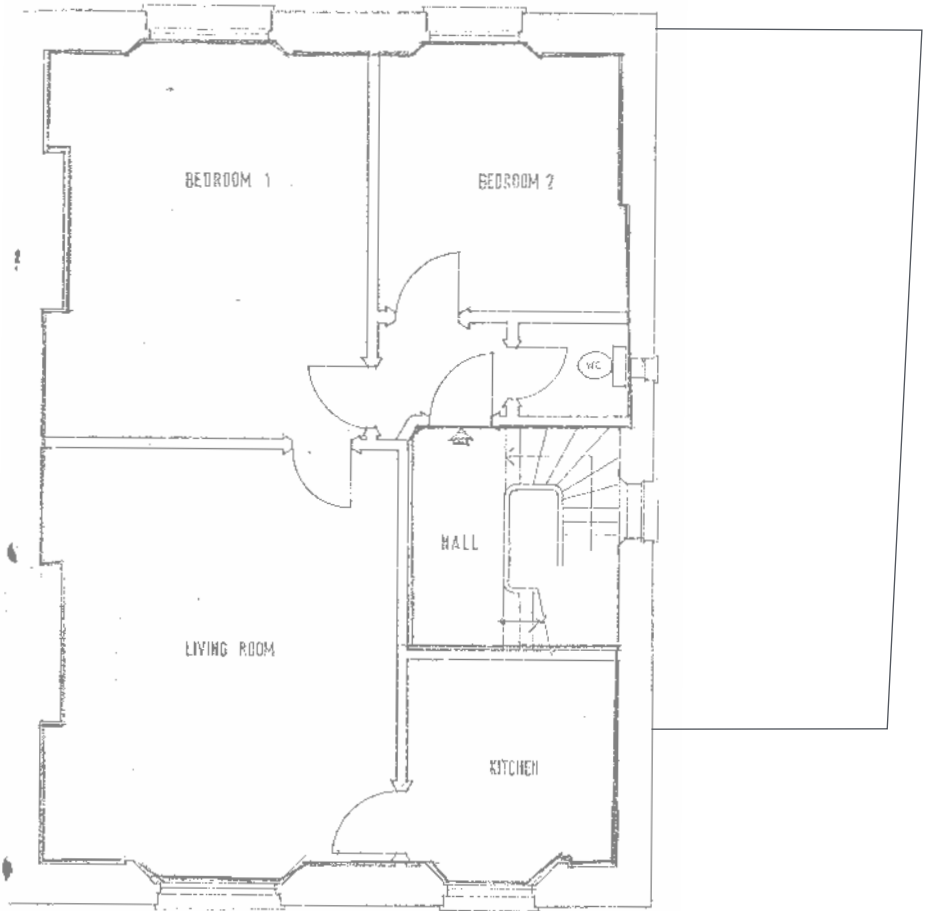
The design proposals for the replacement front wall do not have any impact on the amount of accommodation on site which is to be retained.



Lower Ground Floor

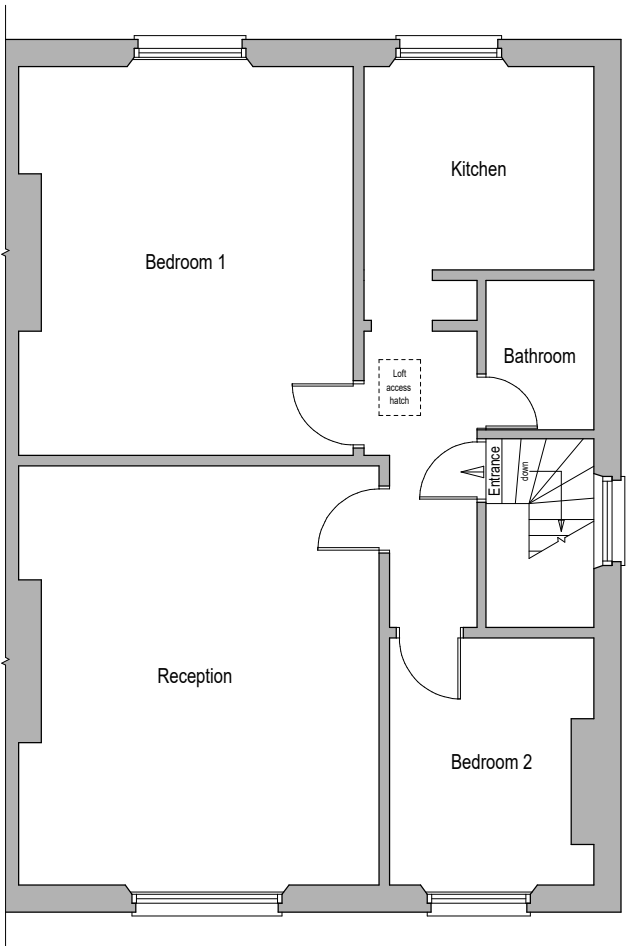


Ground Floor



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

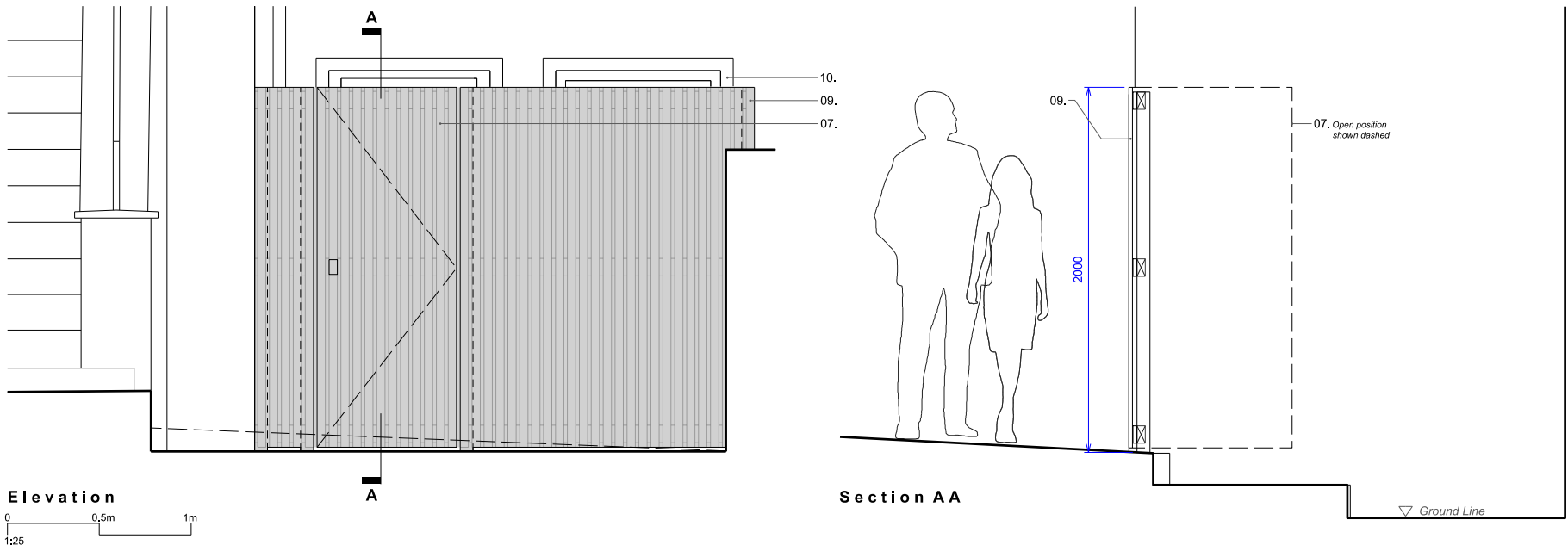
Form

The designs for the timber screen with vertical mounted timber slats will improve day light penetration through the screen into the accommodation at lower ground floor level, whilst maintaining privacy.

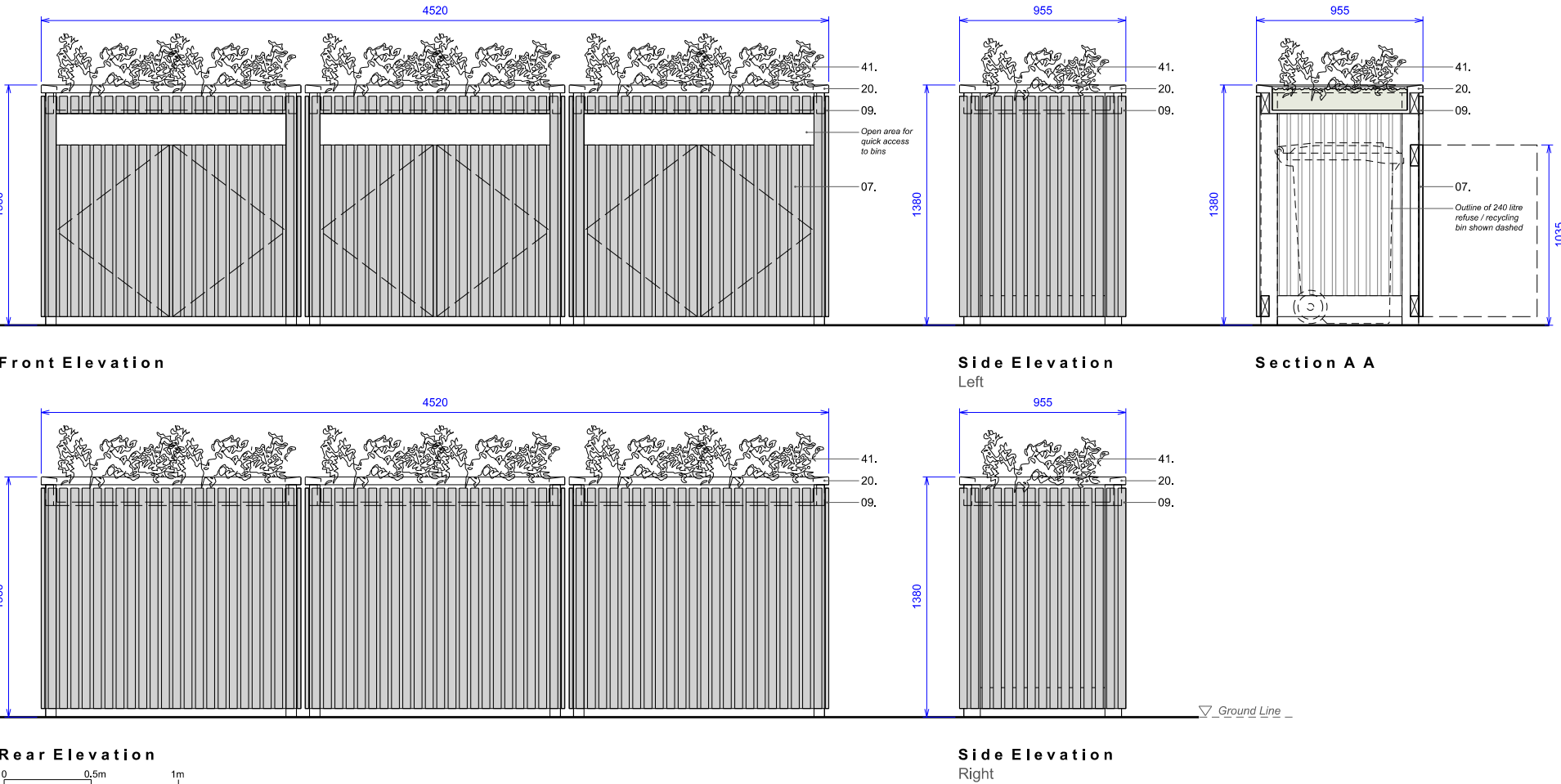
The new refuse & recycling store is a simple rectilinear form. It comprises three individual stores each capable of storing 2 x 240 Litre capacity wheeled bins. Part height hinged double access doors are located to one side to provide access to the bins. The part height doors permits a narrow access slot above the bin lid to allow quick access to the bins without having to wheel them out. The flat roof area is to incorporate a planted green sedum roof.

The Garden Room / Outbuilding also features a simple rectilinear form. With a single access door to the western elevation providing the principal point of access. A hinged double door set is located to the northern facing elevation that open out to reveal a large glazed double sliding door set behind. The Eastern facing elevation incorporates a single door to provide access to a storage area intended for garden tools. The southern facing elevation adjacent to the existing boundary wall does not have any windows or doors to ensure privacy is maintained to the adjacent garden to No.32 Park Road. All doors are to be clad in vertical aligned timber slats with concealed fixings & ironmongery, when all doors are closed it is the intention that the mass appears as a single timber clad box with minimal clutter / ornament.

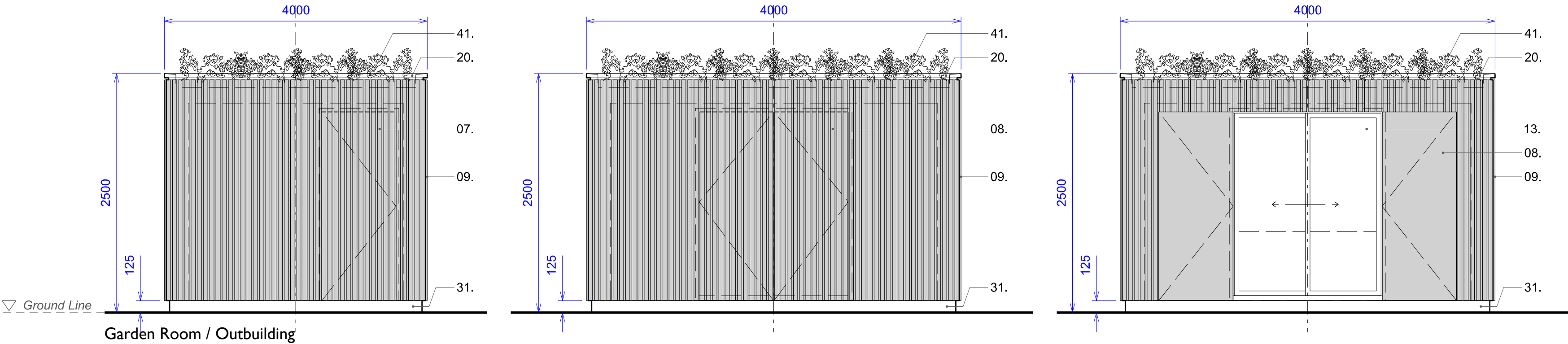
The roof is to be a planted green sedum roof providing additional greenery to the rear of the property offsetting any loss in greenery from its inclusion to the rear garden.



Timber Screen - Proposed



Refuse & Recycling Store - Proposed



Scale & Massing

The replacement timber screen to the front of the property will match the height of the timber screen that it's replacing.

The refuse & recycling store has been sized to suit the standard size of 240 litre wheeled bins as well as providing sufficient substrate depth to allow for successful long term sedum growth.

The Garden Room / Outbuilding measures 2.5m high, 4.0m in length & 2.75m in depth. This size has been developed as an appropriate size for the rear garden area, proportionate with the amount of space available to the rear garden as well as providing sufficient internal area to support a modest sized home office for sole use by the residents of the maisonette. The outbuilding is to be positioned 500mm away from the perimeter boundary wall to maintain plant growth past the mass as well as maintaining privacy & reducing the overall impact to the neighbouring garden area. The size & location of the room has been carefully considered so it is located away from the host property to preserve the available lawned garden areas as well as not being too close to the rear of the garden where there is established mature trees & shrubs.

The size & position has also been in-part informed by the recent approval for a similar outbuilding to the rear of No.30 Upper Park Road. Application reference: 2021/5632/ P this approval is for a comparable sized garden room / outbuilding located to a similar position within the rear garden area.



Front Garden / Forecourt Plan - Existing



Front Garden / Forecourt Plan - Proposed

Materials

The three elements forming this application are all to be constructed in vertically aligned timber cladding. The refuse & recycling store and the Garden Room / Outbuilding will both incorporate a green sedum roof to improve on-site biodiversity and to improve outlook down on to both the refuse & recycling store and the Garden room from the upper floor windows of the host building as well as any neighbouring properties.

The timber cladding is to be a larch plank, stained (rather than painted) to preserve the visible texture / grain of the wood. When left to age / patina naturally timber has a tendency to bleach / lose coloration to those elevations more exposed to direct sunlight. The proposed stain will include a grey / silver tint to ensure a consistent colour across the timber to all elevations & orientations. The colour of the timber has been selected to provide a relatively neutral low maintenance addition to the host property, being less dramatic than black painted timber and less likely to discolour or require regular re-painting when compared with white timber.

The Garden Room / Outbuilding is proposed to be located towards the rear of the existing garden adjacent to an existing boundary wall with No.32 Upper Park Road as well as mature / established trees / shrubs to the rear boundary. To minimise disturbance to the integrity of the ground & any impact the new built mass could potentially have on the existing vegetation & boundary wall, ground screws are proposed. Multiple ground screws would be carefully inserted into the ground - avoiding any established tree routes - supporting a new suspended deck from which the outbuilding can be constructed.



Image 02 - Example of ground screws for structural support



Image 01 - Example of flat top / box form & vertical timber cladding



Image 03 - Example of weathered (grey) vertical larch cladding



Image 04 - Example of weathered (grey) vertical larch cladding

Access

This application retains all the existing points of access to the maisonette & upper floor flats as they currently exist. The new garden room / outbuilding will be accessed via the external / patio doors from the lower ground floor level.

The new refuse & recycling store will be located in the front yard area accessible to all residents from the principal entrance stair leading from the original front door to the property.

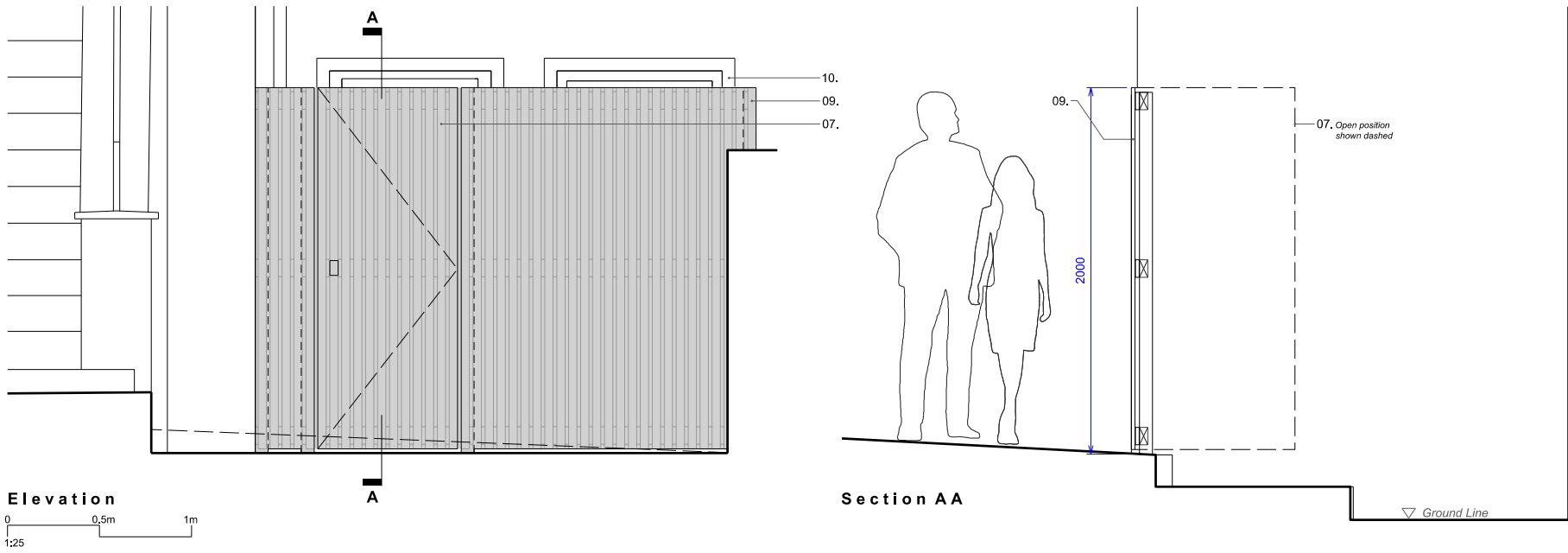


Conclusion

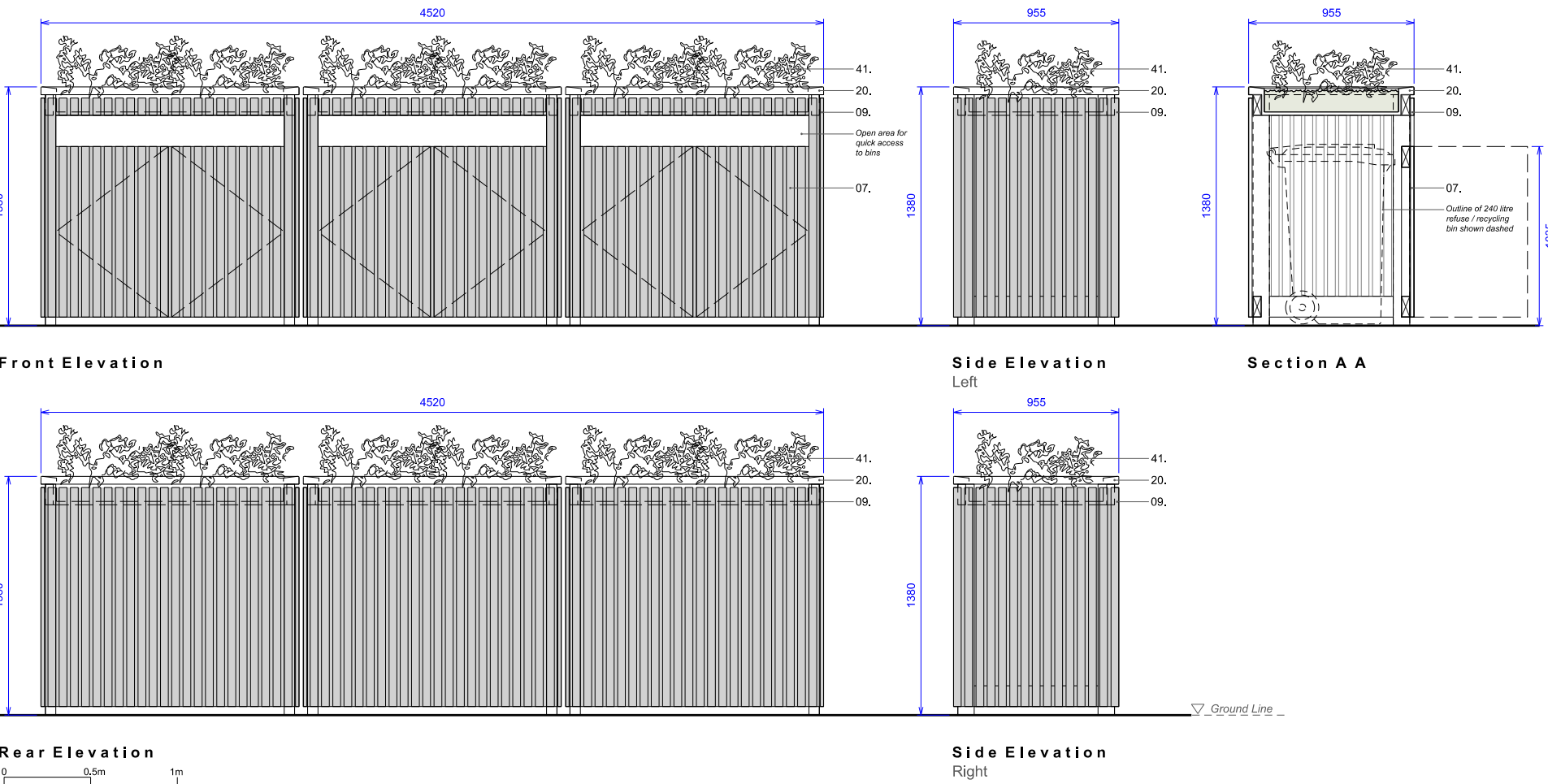
The replacement timber screen, the new refuse & recycling store and the new Garden Room / Outbuilding all represent proportionate and appropriate additions to the host property.

The Garden Room / Outbuilding will provide ancillary space for the benefit of the residents of the maisonette. It has been appropriately located within the rear garden area minimising any impact it will have on the adjacent garden area. It will also be concealed from view from within the wider conservation area.

The replacement screen will improve daylight penetration to the host property as well as providing a more attractive street facing presence. The refuse & recycling store will ensure all bins - currently arranged haphazardly to the front yard area of the property - will be neatly stored & concealed from view, benefiting both residents of the host property as well as passers by & the wider conservation area.



Timber Screen - Proposed



Refuse & Recycling Store - Proposed

