

44 Montpelier Grove

Design and Access Statement

March 2013

Contents

1.0 Introduction

2.0 Site and Context Appraisal
Site Location
Site Description
Surrounding Area
Policy Context

3.0 Design Development
Design
Appearance
Access & Parking

4.0 Conclusion

5.0 Existing Photos

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Site Address:
44 Montpelier Grove
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1.0 Introduction

1.1 Introduction

This Design and Access statement is to accompany the planning application to add a rear infill extension at 44 Montpelier Grove.

2.0 Site and Context Appraisal

2.1 Site Location

The application site is located on the west side of Montpelier Grove close to its junction with Countess Road.

2.2 Site Description

The Subject property is a Victorian terraced house arranged over four floors plus lower ground floor and good size garden.

2.3 Surrounding Area

The surrounding area is primarily residential use.

2.4 Policy context

The proposal has addressed Local and National Development Policies including:

- London Borough of Camden's Local Development Framework
- National Planning Policy Framework
- Kentish Town Conservation area Appraisal + Management Strategies

3.0 Design Development

3.1 Design

The application seeks to partially re-configure the lower ground interior and extend the subject property by means of an infill extension in order to increase the existing living space. The key proposals are as follows:

- New infill extension c/w roof light
- Rear Elevation; London stock brick to match existing
- Rear garden; new brise soleil

3.2 Appearance

The proposals are sensitive to the existing character and appearance of the area. The choice of materials and material colour is sympathetic to the existing building.

3.3 Access & Parking

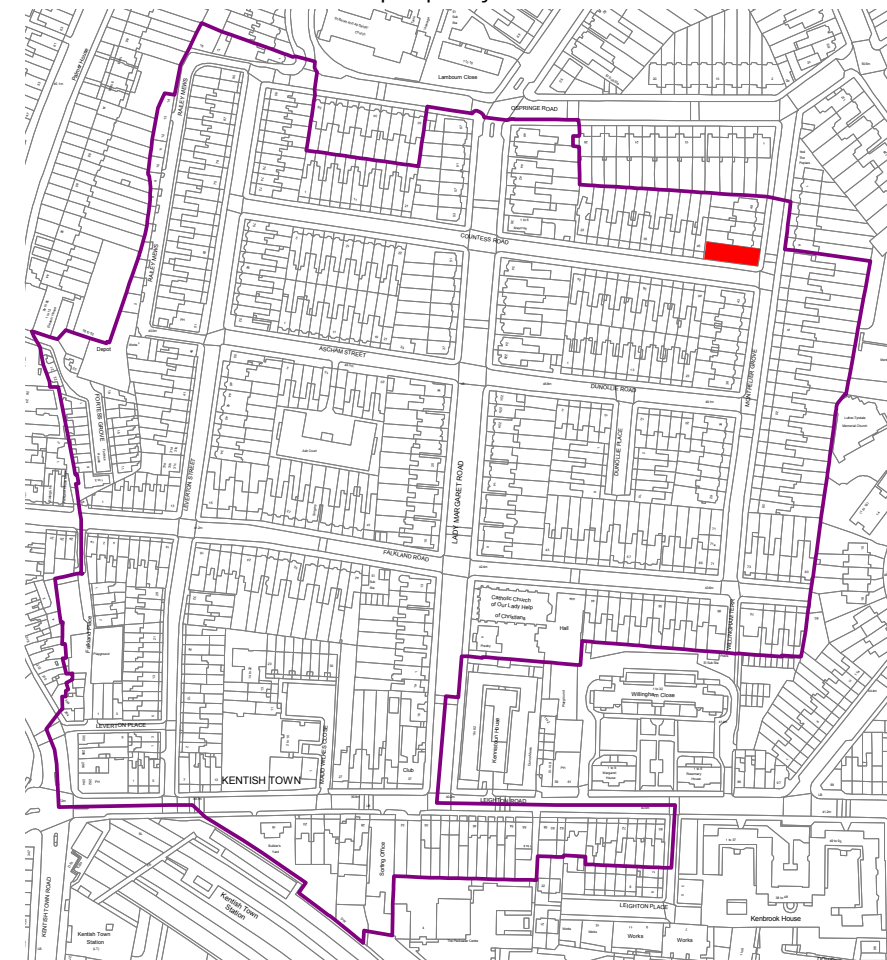
The existing roads and footpaths will not be affected by the proposals. The parking provision will remain as existing.

4.0 Conclusion

The proposed scheme has been developed with careful consideration of the existing context and local planning policies. It is believed that the architecture of the development is of a high quality, and that the designs, scale and access have been carefully considered in arriving at the submitted scheme.

In summary, we feel that this proposal:

- Is a highly positive enhancement of the building
- Aims to conserve and build upon the nature of the area
- Is an efficient use of the property



Subject property within Kentish Town Conservation Area

5.0 Existing Photos



Existing neighbouring extension



Existing rear view



Existing view from above