

June 2011

DESIGN AND ACCESS STATEMENT
22 Upper Park Road, LONDON NW3:

1 Existing Building:

The existing building is a Victorian semi detached house on 4 floors with a roof space. The building is divided into a self contained 2 bedroom flat on the garden level floor with access from the side of the house, and the rest is used as a house (main house) on the raised ground floor level, first and second floors.

To the side of the building, a small two storey extension has been added at some time during the 20C which belongs to the main house. This has 2 rooms on the ground (garden level) floor and one room on the raised ground floor. The room on the raised ground floor is used as the kitchen to the main house. The garden floor is accessed via a door facing the street adjacent to the door to the garden floor flat. The space between the side wall of the extension and the party wall with no. 20 has been infilled at garden level and is covered with a glass roof. The architecture is typical of the area being part of the Victorian speculative development of this street and surrounding streets. The garden and raised ground floors have stucco facing and the 1st and 2nd floors are fair faced brickwork. The roof is pitched in three directions. The roof of the side extension is flat at first floor level.

As the side extension was not originally built up to the line of the party wall with no. 20, there is currently a gap at the raised ground floor level which is approximately 1.2m wide at the front and 2.8m wide to the rear. The existing street side wall of the extension is set back from the corner of the extension to no. 20 by approximately 3.5m. As the street curves, the pair of houses nos. 18 and 20 are not at the same angle as the pair of 22 and 24.

The existing side extension to no. 20 Upper Park Road is two storey with the front wall meeting the original house approx. 400mm back from the main front wall of the house. From this point the extension then goes along the side wall and projects into the rear garden by approx. 5.9m.

The house is situated in the Parkhill Conservation Area.

2 Design:

A) The intention behind the proposal is to:-

1) Enlarge and alter the accommodation in the side extension to form a separate two storey house. The ground floor will provide a living/dining room, a bedroom with shower room to the street side, a separate WC, a kitchen to the rear and a patio garden in the rear garden of the house. On the first floor there will be 1 bedroom and one bathroom. There will be a corridor through from the street side to the rear garden against the party wall to no.20 to allow access for maintenance to the rear garden of the main house. To gain the additional floor space it is proposed to build out to the rear by approximately the same distance as the existing rear garden floor extension of no. 24. This is less than the projection of the existing extension to the side of no. 20. A new greenhouse is proposed as a "lean to" structure against the existing side party wall of the extension to no 20. to the corner of the extension to no. 20.

2) To enlarge one of the existing kitchen windows of the garden flat.

B) Design proposals - Street side :

The Conservation Area Design rules state that the open space between the pairs of houses in this area should not be infilled by side extensions. In this instance the "gap" has been infilled on the side of no. 20 and almost completely on the side of no. 22. With reference to

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the photographs taken from the street, and the sight lines drawn on the OS Map, it can be seen that visually the two side extensions appear to meet except when viewed from between houses nos. 7 and 11 on the opposite side of the street and close by on the same side of the street. Eg: it is only in those parts of the street that the gap between the extensions at raised ground floor level can be seen.

The proposal leaves this gap in existence.

The small projection from the side of the existing extension to no.22 to accommodate the new staircase to the raised ground floor will not obstruct this view through from the street as the stair enclosure is set approx. 2.6m back from the street corner of the existing extension and has a chamfered plan profile to reduce its effect on the gap. The height of the stair enclosure has also been kept to a minimum and does not come up to the level of the existing parapet.

The pattern of the existing window and door opening on the existing front walls of the extensions to 20 and 22 will be repeated on the existing front wall at first floor level where the new window has been formed in the existing reveal.

C) Design proposals - Garden side:

The existing large balcony to the rear of the side extension will be demolished.

At garden level, the extension will be built out to a line approximately the same as the rear extension to no. 24 (see above) . The window to the living room will line up with, and be the same width as the window on the floor above. The fenestration pattern will repeat that of the window above.

The roof over the garden level extension will form the new balcony to the bedroom with a sloping roof over the garden side of the new extension which will form a parapet wall to the balcony. The stair to the garden from the balcony will be repositioned.

The greenhouse built against the party wall will include a wc for anyone working in the garden.

D) Windows:

The new windows will be timber sash or french door style to match the existing windows of the house.

3 Amenity of Neighbours:

The amenities of the neighbours will not be effected by the proposals.

The new greenhouse will be visible from the upper floor windows of no. 24, but will be subservient to the impact of the existing side wall of the garden side extension to no. 20. An obscure glass privacy panel will be positioned on the new flat roof of the rear extension to screen the balcony from the window of no. 20 in the party wall. This window was never agreed with the owners of no. 22 and should not have been formed in the party wall in the first place. When first put in by the previous owner of no.20, it was a fixed window with obscure glass. This was changed without planning permission (it is now an outward opening casement clear glass window) when alterations were carried out to the side extension following the submission of a Planning Application in 2008 (ref: 2008/1240/P) . On the application drawings for that permission the window is shown as a fixed window.

4 Access:

Access to the main house will remain as it is at present.

Access to the garden floor flat will be the same as at present.

Access to the new side extension house will be via the existing front driveway.