



PATRICK MINNS ASSOCIATES  
Architects  
31 Oval Road, London NW1 7EA  
Tel & Fax: 020. 7485. 8877  
Mobile: 07957 555 488  
[patminns@msn.com](mailto:patminns@msn.com)

## **Coach House, 20 Upper Park Rd, NW3 2UP**

### **DESIGN AND ACCESS STATEMENT**

16.02.08

#### The Coach House

The Coach House at 20 Upper Park Road has a slightly ambiguous planning record, as the Response to the Planning Enquiry, CA\2007\ENQ\20629 (RE: Coach House, 20 Upper Park Road, NW3 2UP) shows. The building is arranged on two floors at present. See copy of Response, attached.

It has been used as a separate dwelling since 1994, when the owners, Mr & Mrs Behrens, moved into the main house. There are Letting Agreements to demonstrate this. It is noted as a separate dwelling on the GIS system.

We have applied for a Certificate of Lawfulness to regularise this situation

#### Design Process, Layout, Appearance and Landscaping

Our Clients have asked us to correct the planning status of the Couch House with a Certificate of Lawfulness and bring it up to date, with a new window and front door, three bedrooms, new facilities, and a balcony and spiral staircase at the back. We have rationalised the various spaces on both floors within what is actually quite an eccentric structure which has been expanded and radically altered over the last 150 years.

We have decided to maintain the current arrangement by keeping the living room upstairs as this is a light and airy room looking out on the back garden. The front bedroom and bathroom on the upper floor will also remain.

We are creating a new staircase next to the existing bathroom and new bedrooms and bathrooms downstairs.

Externally, the current front door will be replaced with a formal front door and window at ground floor level set in a stucco wall. This has been done with several of the other coach houses in the street.

We will be renewing the existing high level windows in the bathroom, above the existing roof, as they are not visible from the street and are in poor condition. The various roof areas will be re-covered, and there will be two new low profile skylights above the kitchen and the new stairs.

The back of the house is a rather bald cube with strange leaking sliding timber windows at the side, installed in 1964. These will all be replaced with modern timber casements.

At the back, at first floor level we have added a set of timber slide aside doors leading onto a cast iron balcony. There will be a spiral staircase leading from the balcony down to the garden. The railings for the balcony will pick up the cast iron theme of both the main house and the neighbouring one which already has an enlarged balcony and spiral of its own.

The ground floor windows in the main bedroom will look like the ones above, but will not open up fully like the ones upstairs.

The side wall at the back has already been rendered and we propose to render the back wall to match. The neighbours like the painted brickwork on their side of the boundary wall so this will be maintained and repointed as required. A painted timber faced box gutter will be added to give a capping to the cube and a shadow line around the elevation.

The garden will be replanted and a new hedge or fence may be erected in due course.

Our design respects the existing building line and boundary walls. We have echoed the detailing of the main house where appropriate, and upgraded the whole dwelling.

#### Access Statement

The proposed refurbishment of the existing house includes a new front door and ground floor hallway which will be as wheel chair accessible as possible within the limits of the very narrow frontage. The Duty Planning Officer told us that you would not insist on wheelchair access in this existing situation. There will be a bathroom and bedroom on the ground floor. A small wheel chair lift could be inserted between the main ground floor bedroom and the first floor if need be. The front bedroom on the ground floor could be adapted to provide a disabled WC and Bathroom.

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