

DESIGN AND ACCESS STATEMENT

ADDRESS: 63 Upper Park Road, London NW3 2UL

FOR: Aggi Theocharous

DATE: 20 July 2014

Introduction

This Design and Access statement has been prepared by Aggi Theocharous of 63 Upper Park Road, London NW3 2UL.



This statement should be used in conjunction with the planning application submission sought for a new conservatory to the rear of the property and the repair of the roof terrace at the above address.

Site Description

The application site is located on the Western side of Upper Park Road, in the council area of Camden and in the Parkhill conservation area. Currently the site consists of 4 bedroom, 2 bathroom terraced house with garage to the rear and driveway to the front of the property.

The application is to create a inside-outside room conservatory to the rear of the property and to complete repairs to the existing roof terrace to 63 Upper Park Road.

The surrounding area is residential with similar terraced houses and council flats with Upper Park Road being a tree lined road offering easy access to transport and all amenities.

Proposal

The application is for the addition of a new inside-outside conservatory room to the rear of the property with side walls of brick render in white (to match current rendered brickwork). The conservatory height will not be higher than the current high boundary fencing in place. The roof will be double glazed glass units and the entire length of the conservatory will be bi-fold double glazed doors creating a garden deck area which with the bi-fold doors closed creates an indoor/outdoor area. The conservatory will not be viewable by any adjoining neighbours to the property.



In addition urgent repairs to the roof terrace were necessary due to continual leaks due to previous bitumen and asphalt surface to the terrace. The roof terrace has not been extended but to ensure no future leaks, the required repairs include:

- (a) replace bitumen and asphalt with lead being more in keeping with the area;
- (b) replace the old white aluminium patio doors with new white aluminium patio doors as the sub-frame was rotting and whole door mechanism was beyond repair;
- (c) replace and repair timber structure to dormer resultant from bad workmanship;
- (d) new custom made black metal handrail fitted in place of B&Q black metal balustrade which were never intended as the permanent handrail;
- (e) timber decking replaced due to long wear and tear and rotting due to bad workmanship and sub-structure. This will be replaced with composite timber decking.

Access

Access will remain as existing to 63 Upper Park Road, London NW3 2UL with driveway at front of property on Upper Park Road and rear access through Mews and Garage. There will be no alteration to any parking arrangements.

Aggi Theocharous
Total Interior Solutions