

16/07/14

REV.00

Design and Access Statement

APPLICATION FOR LOWER GROUND FLOOR ACCESS ALTERATIONS

**16a Upper Park Road
London
NW3 2UP**

Introduction

This statement has been prepared in support of a planning application for 16a Upper Park Road. Planning permission is sought to improve the external appearance of the property.

Main front door will be changed to match the door at number 14 Upper Park Road. The external steps will be re-done like for like and two new capitals on the top of the columns will be added. Two new piers and pier caps will be built in front of the steps with the same size as party wall pier to no 14. The low wall to separate the property and the street will be rebuilt to match existing. In between the new piers iron gates will be added.

The proposals and changes have been noted in this document and the attached drawings. It is felt that the proposed scheme would have a positive contribution to users of the building and to the surrounding context.

Use

The use of the external space at the front of the property will remain unchanged.

The Design Component

The front elevation and external communal area in front of 16A Upper Park Road has not preserved the door and features of the area that other building along the street have. It is the intention of this application to recover the character of the area.

Amount

Many properties along Upper Park Road still keep the original door and piers to the main front steps.

Access

The proposed alterations would have no effect on open space or routes (private and public). Access to the main building and also to the garden flat will remain unchanged.

Layout

The proposed alterations would have no effect on open space or routes (private and public).

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Scale

The proposed brickwall to separate the property and the street will match the existing height. The piers, new capitals and main door will match the size of the ones at 14 Upper Park Road.

Landscaping

Landscaping within the front of the property would remain as it is.

Appearance

The proposed black gates with cast iron balusters are designed to be in keeping with the Belsize Park Conservation area and its design principles/guidance respectively. The narrow diameter cast iron balusters are designed to be un-obtrusive and subordinate to the appearance of the existing property.

Brickwork for walls and piers will be to match existing and to follow Belsize Park Conservation area.