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Design and Access Statement.

8 Upper Park road NW3 2UP

1.0 Introduction

The planning and Design and access statement is submitted in support of a full planning application On behalf of Mrs Jessica Lemarie-Pires.

1.2. The proposed alterations are mainly to seek approval for the amalgamation of 2 units, the lower ground floor flat and upper maisonette into one private family residence; the works can be summarized as follows:

- Erection of a double storey side infill at lower ground level and ground level
- New vehicle access to front of house for of street parking.
- Erection of rear single storey glass conservatory
- Repositioning of existing spiral staircase to access the garden from ground floor level at rear of property
- New rear dormer to existing loft floor.
- Internal connection from Ground floor to the Lower Ground via new staircase.
- Refurbishment throughout the whole building. Including new Services.

1.3 This statement outlines the alterations and examines the site with the surrounding Conservation area to demonstrate how these proposals would not have a harmful effect to the character of the building, nor its surroundings.

2.0 Site and location

8 Upper Park road is currently a four storey semi-detached dwelling with private garden. Externally the property has largely been unchanged from its original form and retains its original windows.

The lower ground floor is a three bedroom self-contained flat with side access. The upper ground is a 7 bedroom maisonette forming the upper ground, first and second floor and roof space, all set back from the road. It has a substantial front area with brick piers and boundary wall, with large steps leading up to the house. The lower ground flat is accessed via the side alley which leads onto the garden.

The objective of this planning application is to enable the house to be returned to a natural family house without any adverse impact on the neighbours or on the surrounding area. The property is not listed but is within the Parkhill Conservation area of the London borough of Camden.

The architecture is typical of the area being part late Victorian speculative development of this street and surrounding area. The garden and raised ground floor have stucco facing bricks and first, and second floors have fair faced bricks. The roof is pitched in three directions with skylights.

The proposed change is to seek approval for a double storey side infill often referred to as coach houses. It will facilitate an open garage, as well as a closed garage at lower ground. At first floor will accommodate a study which will be linked internally to the main house.

Similar developments have in recent years have been granted permission and the majority of the stucco fronted villas do have coach houses which are in fact separate accommodation. There is no consistency with regards to design and are generally painted render with a variety of decoration reflecting the different styles of this period

In our particular house we are proposing to build and extend to the similar scale as the neighbouring property at number 10 which has been granted planning permission in 2014. This will give the appearance of consistency between the 2 buildings in size a scale to the front elevation.

3.0. Proposal

Permission is sought to return the building into one unit to enable it to become a family home. Form new side wing to accommodate garage at lower ground with new vehicle access for off street parking and study at upper ground.

To the rear form new conservatory at lower ground with the relocation of existing spiral staircase. At roof level to the rear form new dormer within existing loft space.

The side wing infill

The new side wing would be set back from the main house and would be subservient to the main building. It is proposed to mimic the new coach house at number 10 upper park road in depth and height. It will be set back from the main house and would be subservient to the host building. The closed garage will have access to the rear of the property.

The exterior will be rendered and painted white to blend with the facade of number 8 Upper Park road.

The ground floor will house a closed garage and open garage for vehicle parking.

The conservation Area design states that open spaces between pairs of houses in this area should not be filled in by side extensions but in this instance the gap is maintained due to the overall height of the building and is following the developments within the street scape. It is subservient to the building and is no higher than porch. Which follows the recommendation set out in Camden's council planning policy guidance notes CPG1

The main house.

The main house to the front would be externally unchanged. With maintaining existing steps leading to front door and refurbishment of existing timber sash windows.

The existing boundary wall would be part altered to allow for new vehicle access is to facilitate car parking for 2 cars. Paving to the front is of York stone and it is planned to be retained and any new surfaces required would be matched.

A new side access door from the open garage would be formed to access the lower ground floor from ground level. Existing windows to the side elevation would be either blocked up fully or in part altered to facilitate the side infill. This would not be detrimental and follows the pattern of many side infills that have been granted planning permission which have incorporated this proposal

Internally the lower ground will be extensively re-planned to allow for kitchen, utility and service room to front of house with dining and living to rear. New openings will be formed to allow for better circulation space within this floor.

A new glass conservatory is proposed for the rear elevation which will be in timber and glass and painted white. The design is very similar to that of number 14 Upper park road which currently the owners rent and who wish to replicate the design for number 8 Upper park road.

The overall design is to be of traditional feel and would be sympathetic to the host building in maintaining a slight Victorian glass house feel, which would be subservient to the building. It would come no higher than the existing balcony at ground floor. The proposal to the lower ground floor is wholly contained within boundaries of the house and is similar to rear extensions within this street

The existing spiral staircase would still be required but needs to be relocated so that the owners may access the garden for the ground floor as per existing access. The conservatory will be connected internally via a new opening to dining and kitchen areas.

At roof level to the rear a new dormer is proposed. This would follow existing form of granted dormers within the street. However due to the existing roof height the dormer could not sit below 500mm from the ridge line which is set out in the policy guide lines and is in fact following similar dormers within the street regarding size and design. The design would incorporate tiled cheeks to match the slate roof with dormer roof finished in lead and timber sash windows in white.

At Ground floor Internally new openings would be formed to connect with the new side wing for access into the study and cloakroom. A new staircase would be installed leading from ground to lower ground to allow for connection between floors. This would be positioned under the existing staircase which would maintain the rhyme of the staircase above.

New openings within the ground floor reception rooms will be formed.

First floor will become the master suite with dressing room and ensuite facility. Openings will be formed for connection between rooms.

Second floor will be mainly as existing with bedroom and bathroom facility.

Loft room will be keep its existing head height, with new a dormer window to the rear that will overlook the garden.

4.0 Scale

The development to the existing building in relationship with adjoining properties will remain in character and therefore will not visually affect the external appearance in size and scale, nor amenities to adjoining properties.

The garden wall between number 10 and number 8 is a party wall and is equally owned by both freeholders. Notice was given last year to confirm that number 10 would be taking down this garden wall to allow for number 10 to construct a new cavity wall astride the boundary to allow for number 10's double storey side infill. The owners at number 8 will be proposing to do the same in constructing a cavity wall astride the boundary wall.

5.0 Materials

Any new external materials are designed to either complement or enhance the character of the existing building and general area.

The proposed front and rear elevation of the side infill will have white painted soft wood traditional timber box sash windows. The front and rear walls will be of painted render with reconstituted coping stones. Existing spiral staircase to be repositioned and any new balustrade to match. Finishes will be traditional cast iron ornate metal painted black.

5.0 Landscaping

The principle mean of access to the front of house via front pathway will not be altered. The existing boundary wall will need to be adjusted to accommodate for new driveway and vehicle access in front of the new side wing. Part of the existing brick boundary wall will be removed. Existing brick piers will remain.

Landscaping to the front would altered to suite new access.

Rear garden will be overhauled by incorporating new planting scheme amongst the retention of mature plants.

7.0 Summery.

Most of the side wing buildings, rear single storey conservatories and dormer extensions have been granted permission within the surrounding area and is not dissimilar to our application. The proposed two storey side extension is designed to be subservient to the host building in regards to size height and mass. Materials have been designed to match existing wherever possible and in consultation with Camden's planning policy guidance note CPG1.

The proposed scheme is by its very nature to reinstate the property to its original use as one residential dwelling; this is to allow the owners to create a modernised family home. The sole purpose of the project is to allow for a garage off street parking with lower and ground floor spaces as every day entertaining and general everyday use, upper floors for bedroom and bathroom facilities.