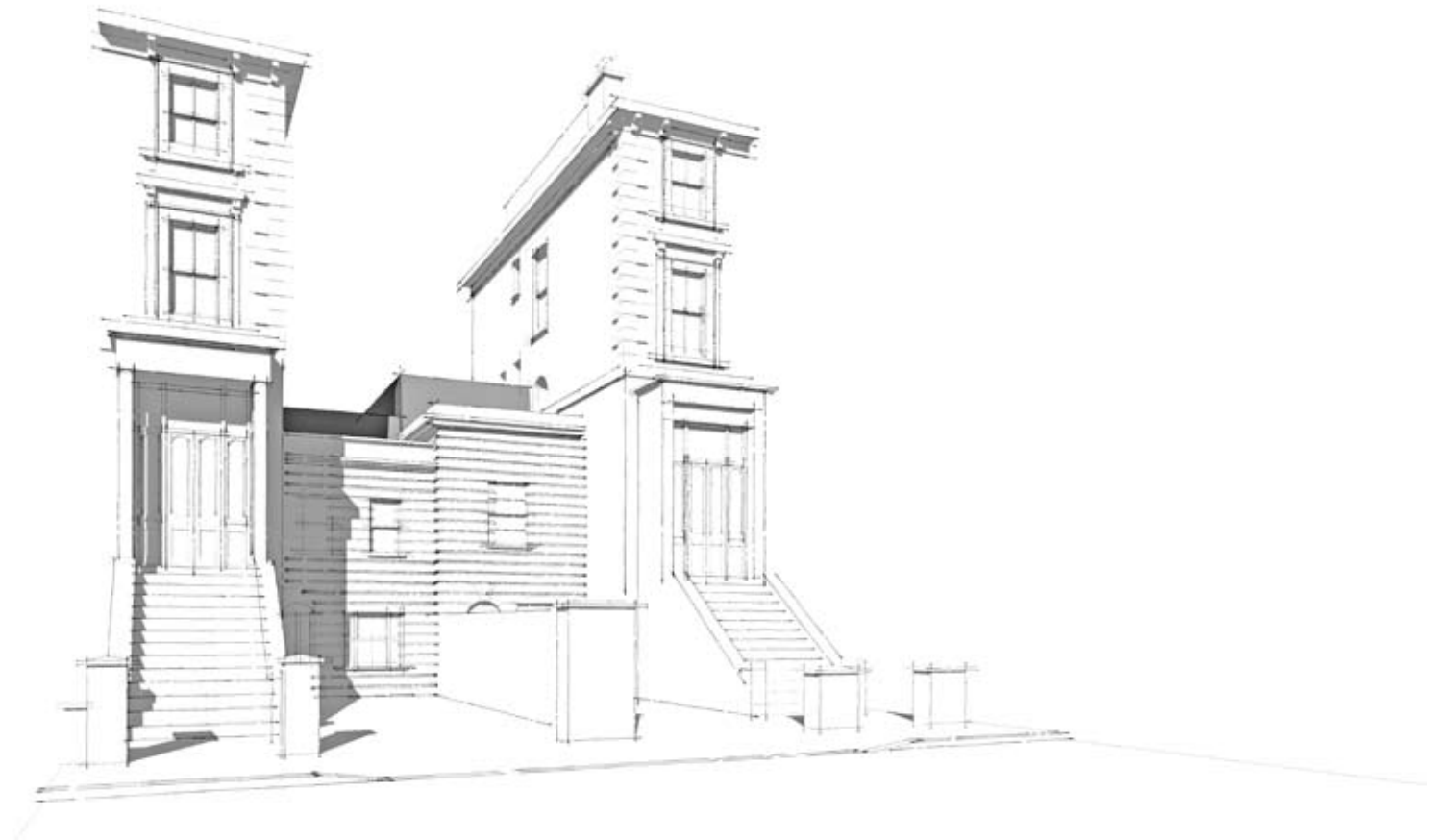


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**26A UPPER PARK ROAD**  
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*DESIGN AND ACCESS STATEMENT*



## DESIGN AND ACCESS STATEMENT

This Design and access statement has been produced by Hugh Cullum Architects Ltd for submission to Camden Council as part of the planning application for the family house in 26A Upper Park Road.



1.



2.

CONTEXT PHOTOS

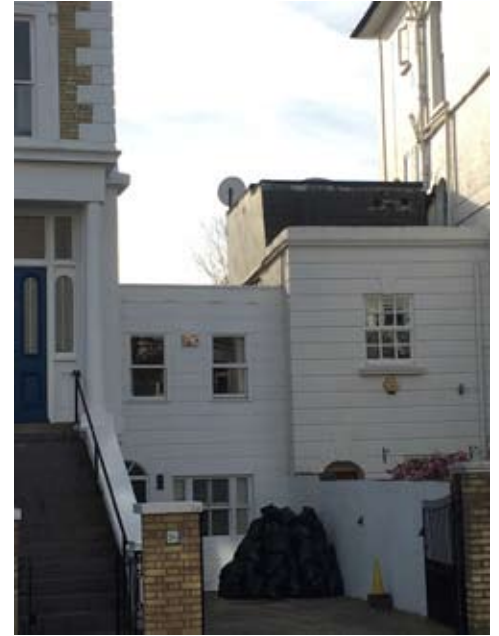
- 1. Aerial Photograph with Site
- 2. Site in Street Context



1.



2.



3.



4.



5.

## PHOTOS OF EXISTING CONDITION

1. Front Elevation from opposite sidewalk
2. Terrace Side Elevation
3. From the street
4. From the sidewalk
5. Rear Elevation

## **Existing Condition.**

No26A is located in the Parkhill and Upper Park Conservation Area. The area is characterized as residential and consists of Italianate Victorian semi-detached villas with traditional facades notable for their regularity of detail. A number of the gaps between these villas have gradually been filled to form new separate houses. The subject site is one of these houses infilling the gap. It used to be an attached coach house to the villa, until it was rebuilt in 1987.

The application site comprises a two storey, modest sized coach house (with basement, relevant application granted on 2007) set back from Upper Park Road and also from the main building (No.26) and neighbouring extension (No.24).

To the south of the application site is a three storey coach house, constructed in the early 1980s (adjacent to No.24) and to the north a five storey Victorian Villa (No. 26). This villa is now comprised of 5 flats.

## **Relevant Planning History**

2013/7726/PRE

Pre-application advice sought for a mansard extension that would match the height of the neighbouring one. [It was considered a somewhat “overbearing development”]

2015/4424/PRE

Pre application advice sought for a mansard extension. The applicant was advised that “The increased mass of the proposed building would detract from the setting of the adjacent positive contributor to the Conservation Area”.

2016/1111/P

Planning application for a mansard extension with front and rear dormers as well as rear roof terrace.

## **Our Proposal**

We are seeking to add a mansard roof extension to the existing two storey infill 'coach house' that lies between No. 24 to the west (a coach house which already has a large mansard extension) and the taller early Victorian semi-detached villa, No.26, to the east.

It is to be noted that the previous application had incorrectly depicted the heights of the adjacent properties and the heights of the two front porches on the villas either side and this error has been corrected in our application.

Our proposal is for a minimal mansard extension that will preserve the perceived difference in height between our client's house and the neighbouring coach house to the east. We have designed the roof extension so that it minimizes visibility from the street. It will be set back from the front facade by three metres so as not to compete with or be read alongside the adjacent front porch of the villa at No.26 and shall have conservation roof-lights rather than the dormer included in the previous application. We propose the reinstatement the front parapet of the coach house to better match the detailing typical of the period of the adjacent villa.

To the front the massing we are propose respects the outlook and light to the round headed window in the flank wall of No.28. To the rear we have not included a terrace in order to avoid any problems of overlooking the adjacent gardens and so as not to have to add a barrier at the edge of the roof which would have increased the apparent bulk and impact to the rear gardens.

We believe that the unsightly view of the flank of the mansard extension to the coach house at No.26 will be somewhat masked by our proposed extension. The set-back and low height of our proposed mansard also preserves the important gap between the No.26 and No.24 which allows an impression of the open gardens and trees behind.

The 3D views illustrated here demonstrate how little the view to the rear mature garden will be affected and show that the coach house will still be read as subservient to the adjacent Villa, No26. Section AA (below) shows that the mansard roof is higher than the porch by 360mm in the front, going to 500mm by the end of the side elevation. While this (just) contravenes the guidance that infills should be lower than the porch, we feel that the set back of 3M means that the porch and mansard are not read alongside each other.

In conclusion we believe that this modest extension will be conceptually and aesthetically beneficial to the character of the street and will preserve the character of the conservation area and the relationship between the two villas and their respective coach houses.



-parapet to be reinstated with the appropriate cornice to match period and context

-pink line represents the previous incorrect depiction that sought approval

*Proposed Front Elevation*



-parapet to be slightly raised with the appropriate cornice to match period and context

*Proposed Rear Elevation*

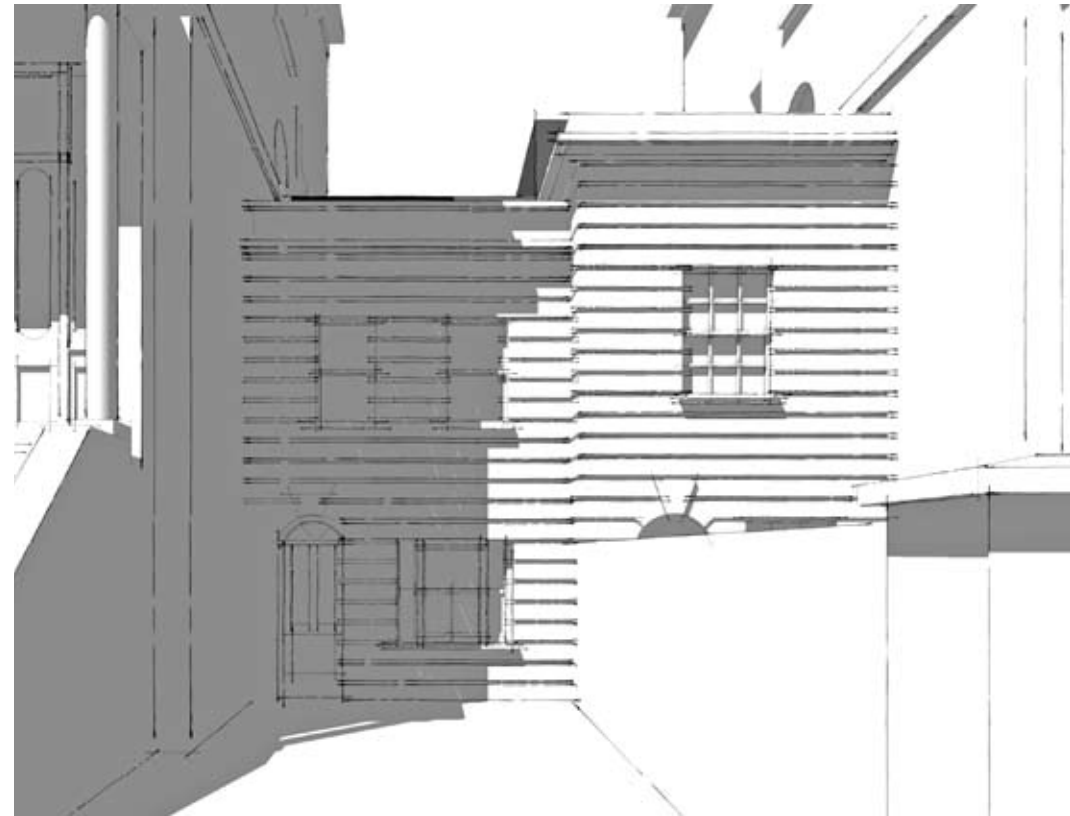


***PROPOSAL- 3D view***





*Existing View from pavement*



*Proposed View from pavement, showing the visible part of the mansard roof*

**General Notes**

Do not scale from this drawing  
All dimensions to be verified on site  
To be read in conjunction with all relevant documents  
In the event of discrepancy notify the Architect immediately  
This document is copyright of Hugh Cullum Architects Ltd

**Issue Status**

SK	Sketch	E	Existing Condition
D	Design	P	Permissions
T	Tender	C	Contract

(\_) : Issued for pre-planning (06.06.17/OA/HC)

Revision: Information (date/drawn by/checked by)

**HUGH CULLUM Upper Park Road, NW3 2UT**

ARCHITECTS LTD

Bloomsbury Design Proposed

61b Judd Street Section A - A

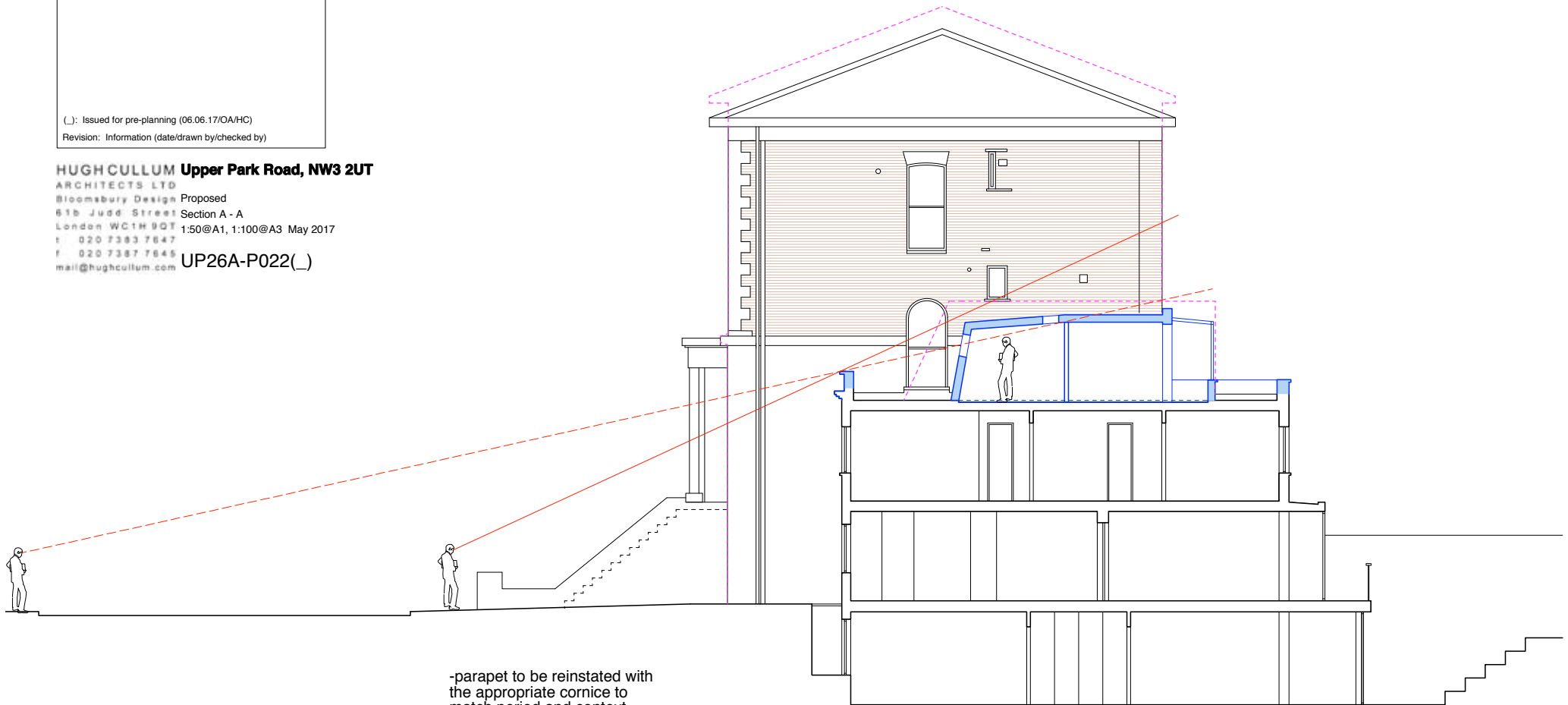
London WC1H 9QT 1:50@A1, 1:100@A3 May 2017

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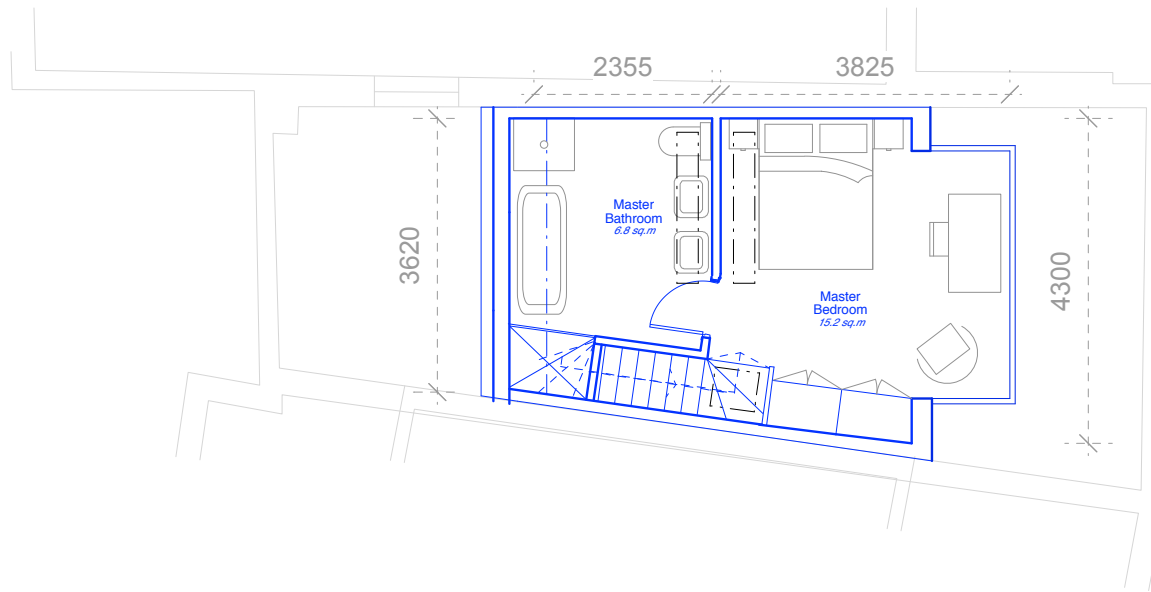
-mansard roof only partially visible from opposite street

-parapet to be reinstated with the appropriate cornice to match period and context

-pink line represents the previous incorrect depiction that sought approval

-mansard roof with minimal internal height and sloping in such way that it would be inconspicuous from the street.





**PROPOSAL- Second Floor Layout**

## **Appearance/Material**

All new rainwater goods to match existing.

## **Sustainability**

All new walls, roofs and slabs will be constructed to meet current Part L standards.

## **Landscaping**

There will be no alteration to landscaping.

## **Bin Storage**

There will be no alteration to the bin storage.

## **Access**

Front entrance access will not alter.