



30 Upper Park Road  
London NW3 2UT

Design and Access Statement

October 2018

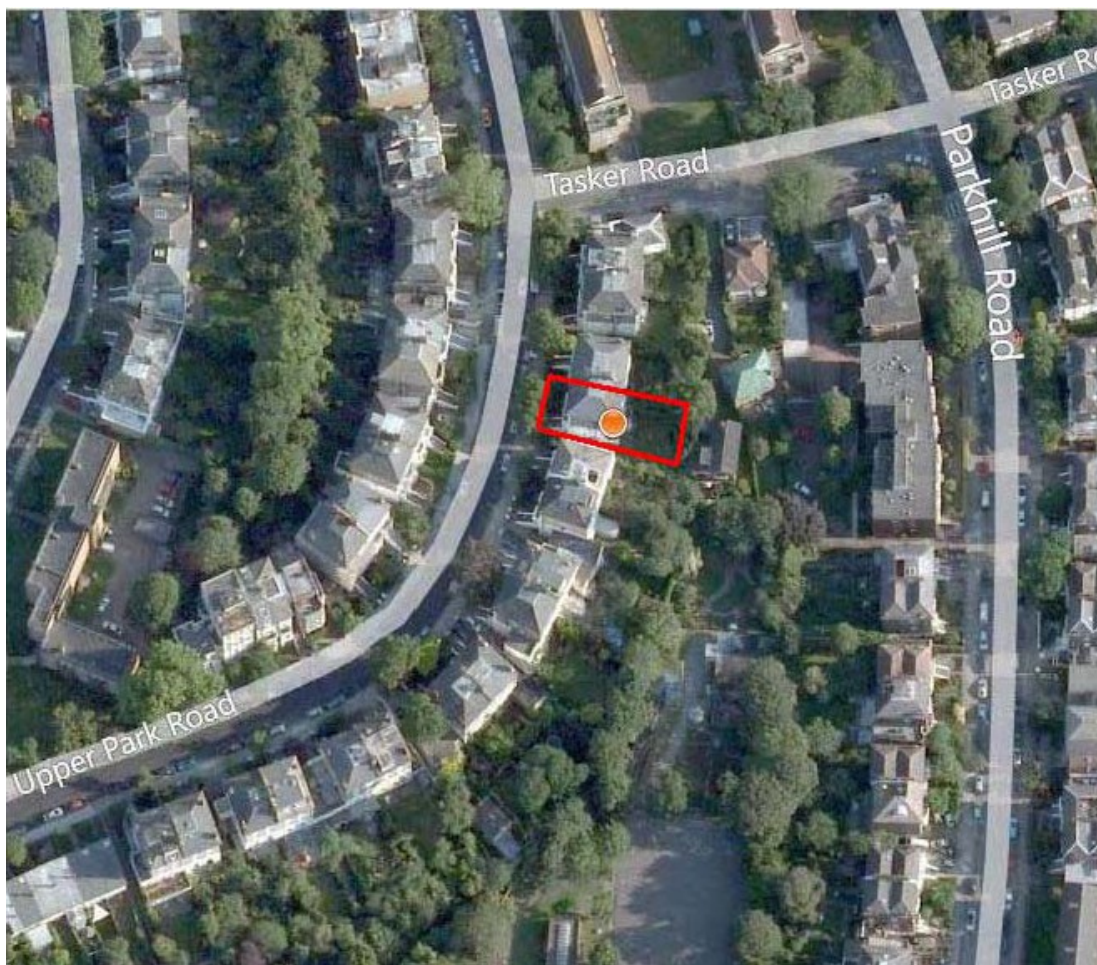
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### 1. Introduction

An application is being made for planning consent to carry out alterations to an existing private dwelling at 30 Upper Park Road in the London Borough of Camden. This Design and Access Statement relates to the proposed works at Lower Ground and Upper Ground 2 levels flat comprising of a single storey rear extension with a terrace on top and minor alterations to the side of the building. The design and access statement is to be read in conjunction with the submitted drawings containing further information and details on the proposed design.

### 2. The Site and Context



Aerial view of 30 Upper Park Road



Upper Park Road is a typical residential road leading off Haverstock Hill in central Camden near to Belsize Park Station. It forms part of the Parkhill and Upper Park Conservation Area, a 19th century estate of generally Italianate, semi-detached houses with ample gardens and gaps between the pairs. However, the mix of housing includes 20th century blocks of flats and much later dwellings with several seminal Modernist landmarks. The streets are wide and the houses are generally set back from the pavement. No. 30 Upper Park Road forms part of a generally well- preserved suite of original dwellings, most of which have been converted into multiple flats. It forms part of the 2nd semi-detached pair on the east side of Upper Park Road, and south of Tasker Road. The property is not listed but is restricted by policies relevant to the Park Hill & Upper Park Conservation Area.



Aerial view of 30 Upper Park Road front elevation



Aerial view of 30 Upper Park Road rear elevation

The property has retained its original features to include timber sash windows, original cornicing, white render, yellow London Stock brick walls and balcony's balustrades.



Rear elevation views

All proposed works have been carefully designed to be sympathetic and in keeping with the original house whilst enhancing its quality.



### 3. Design Solution

The application scheme proposes to refurbish the existing accommodation of the Lower and Upper Ground 2 Levels Flat at No. 30 Upper Park Road and enlarge it by adding the rear extension to the Lower Ground Floor Level with terrace on top accessible from the Upper Ground Floor Level. No alterations are proposed to the rest of the existing building and flats and no external alterations would be proposed to the existing 1<sup>st</sup> and 2nd floors.

The scheme has been design to blend in within the local area by using materials matching existing wherever possible. The 3m deep rear extension will not have any detrimental effect on the surrounding area and will extend and improve the quality of the existing accommodation significantly.

The proposed layout improves the circulation within the flat and introduces enhancements required by modern living standards. The construction will be carried out in accordance with all latest building control requirements.

Enlarged Bedrooms to the Lower Ground Floor have been proposed with direct access to new En-Suits. New Study with additional window to the side has also been proposed on this floor as well as Utility Room and Plant Room with new external access for easy maintenance. The new external door to the side elevation has also been proposed as the existing door is proposed to be blocked. Open living space layout has been planned to the Upper Ground Floor Level with direct access to the garden through the terrace proposed on top of the Lower Ground Floor extension. This significantly improves the access to the rear garden. The terrace as well as the staircase route to the garden is proposed to be separated and screened from the neighbouring property by the timber trellis panels of 1.8 height to prevent overlooking.



#### **4. Materials**

The proposed design maintains the traditional brick, white render finish and detailing to all elevations. The proposed windows and doors at the rear and side elevations would be double glazed with painted timber frame to match existing. The proposed balustrade around the terrace will match the original design of the existing balcony balustrade. The steel stairs leading from the terrace to the garden will much the style and character of the period.

#### **5. Access**

The existing pathway and the front garden will remain unchanged together with the main access to the property via steps to the main front door which will also be retained. All reasonable steps will be taken to ensure that the internal stair in the flat and access route comply with Approved Document M. Internal space standards, lighting, fittings and sanitary accommodation will also comply where possible.