

**Design, Access and Heritage Statement**

**Proposed single storey rear extension**

**19A Montpelier Grove  
London  
NW5 2XD**

Design Statement  
Access Statement  
Heritage Statement

Nov 2019

**19A Montpelier Grove**

In support of:

**Proposed single storey rear extension**

Prepared By:

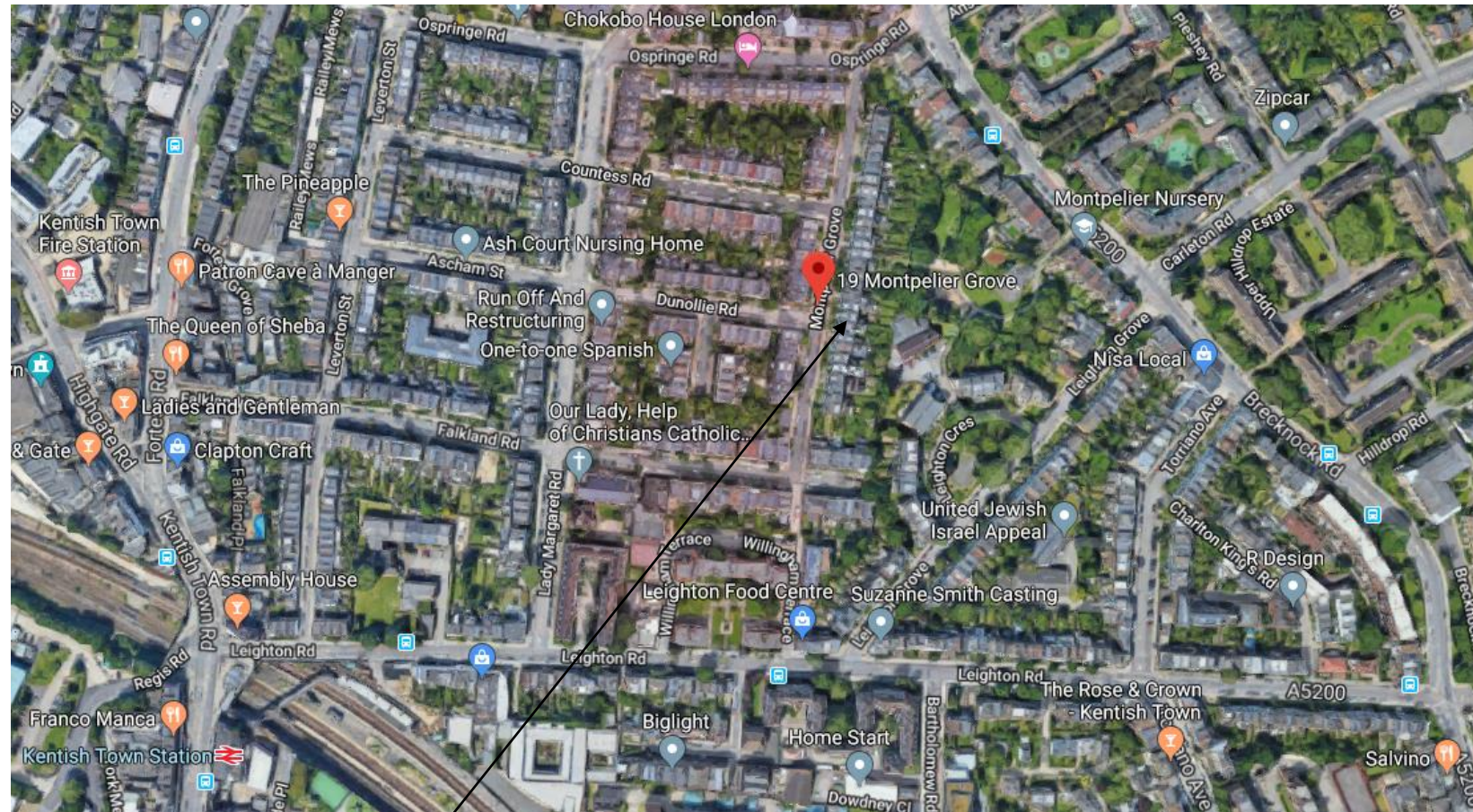
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19A Montpelier Grove

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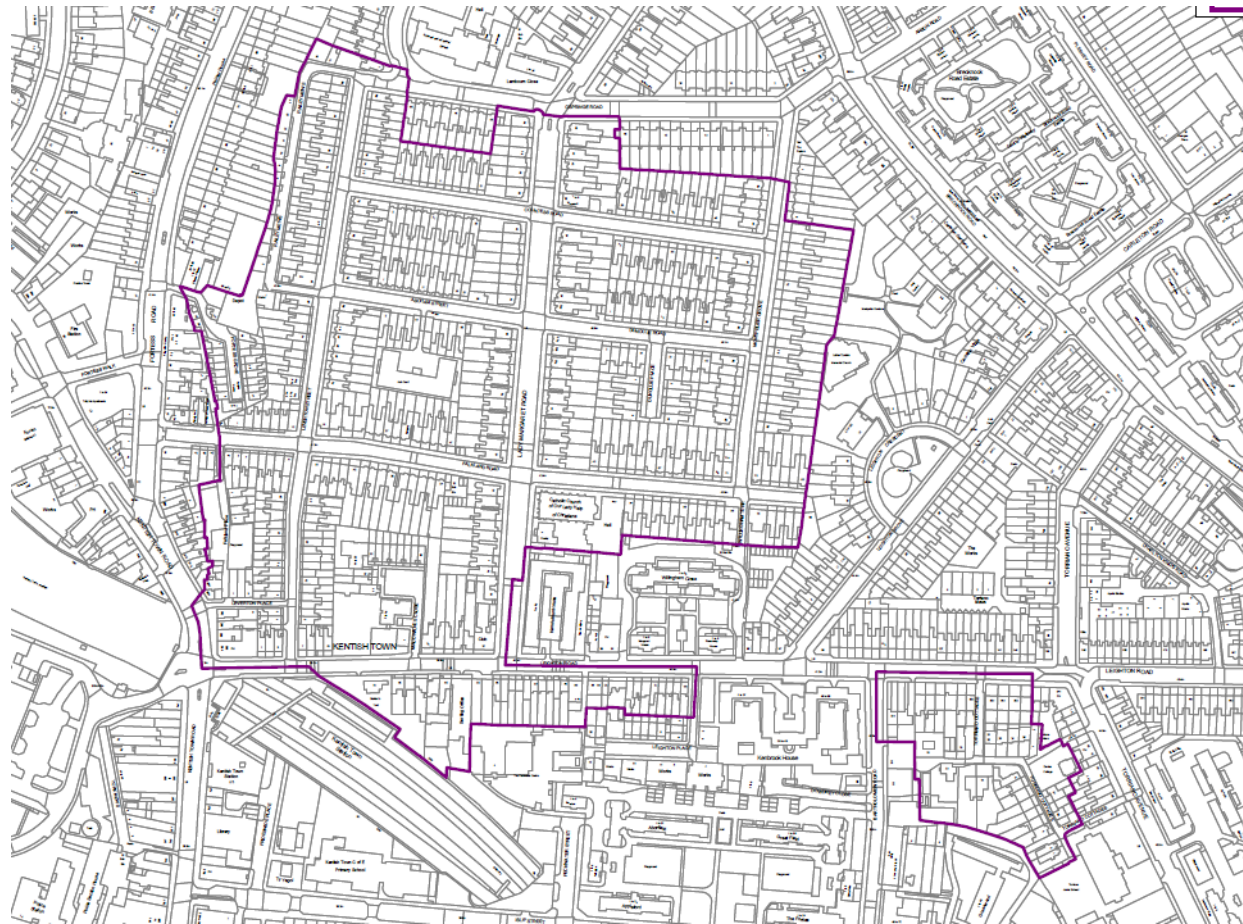
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KENTISH TOWN CONSERVATION AREA

**1.0 Introduction****1.1 Purpose of the report**

The report gives a background to the application and expands on the information shown in the drawings submitted for planning approval.

**2.0 Site and Context**

The site lies on Montpelier Grove situated within Kentish Town Conservation area. The property is a three storey with a loft conversion and front dormers, early nineteenth century terrace building typically in stucco and brick, period sash windows and a tiled pitched roof converted into flats.

The area is characterised by residential development predominantly terrace houses. The properties are generally three storeys in height, many of them having the loft converted. Most properties are of similar characteristics.

**3.0 Design****3.1 Use, scale and layout**

19A Montpelier Grove is a residential flat within a converted early Victorian terrace house; the flat is a one bedroom flat in the ground floor with access to a private terraced rear patio and lawn.

**Proposed Use**

The proposed use of the space is to expand the kitchen and dining area which is most used by the occupants to gather together as the current space is badly proportioned for today's activities.

The depth and shape of the proposed rear extension has been designed to allow the development of the activities required and with considerations to the relationship with its boundaries and neighbouring properties

**Landscape**

Our client has chosen to use a green roof over the new extension to enhance the experience of the neighbouring flats.

**Maintenance**

The choice of materials has been thought-out for ease economy in maintenance.

The scale of the development allows easy access for maintenance purposes.

The rear garden is an attractive external space that is also easily maintained.

**4.0 Access Statement****4.1 Internal Circulation**

The current setting of the properties in the street and internal change of level to the rear does allow access to wheelchairs to the new extension with a minimum of obstacles.

**5.0 Heritage Statement****5.1 Nature of the asset**

The property it's a beautiful example of an early Victorian terrace house, the intervention is only at rear and the use of materials and finishes we assert it enhances the views from the neighbouring properties and also contributes to the ecosystem of living species by means of growing plants on the roof.

Our proposal will have no detrimental impact on any archaeological, architectural, artistic or historic interest and its design intends to keep harmony with its surroundings.