

DESIGN AND ACCESS STATEMENT

19 March 2020

Site: 20 Upper Park Road, NW3 2UP

Proposal: Full planning permission for alterations to the fenestration on the rear lower ground floor elevation. The removal of the existing sash window; to be replaced with a French door to match existing along same elevation.

Location

20 Upper Park Road is located in the London Borough of Camden; it is not a listed building but is noted as a building making a positive contribution to the area. It is a white stucco semi-detached house of four storeys with a slate roof. The house is divided into two dwellings in the main house and a coach house. The lower dwelling is currently a two-bedroom apartment.

Upper Park Road is a predominantly residential road and is positioned within the Parkhill and Upper Park Conservation Area along the east side of Haverstock Hill. The conservation area is defined by the busy, urban nature of Haverstock Hill and the quiet residential streets that branch from it.

The property is well served by most amenities including the Underground, bus routes, parks and neighbourhood shopping. All of these amenities are within convenient walking distance.

Description

The existing property is a semi detached two family dwelling, over four storeys with an additional attic floor. The lower ground floor apartment comprises of a Master bedroom and additional second bedroom, a reception room, kitchen and bathroom.

The property is constructed from solid brickwork main walls, with single glazed painted timber sash windows set in stuccoed surrounds and a timber front door with an over light.

The floors are constructed from timber boards and joists and the existing partition walls are timber stud walls. The apartment will be refurbished with the removal of a partition wall to create a larger reception/dining room.

There is a shared communal garden to the rear. The front of the house sits back from the street with a small front garden bounded by a low brick boundary wall and hedge to the street. There is a driveway for parking allocated to the coach house.

Proposal

The proposal allows for the removal of a sash window to the main rear elevation and re-instating the French doors that formed part of the original elevation.

The reinstatement of the doors will allow for a greater amount of natural light to flood into the lower ground floor thereby creating a more pleasant environment, in addition to allowing additional access to the rear garden.

Layout

The total area of the existing downstairs dwelling is 93.66 sqm; the area will remain unchanged.

Landscaping

No landscaping is proposed.

There is a small front garden used by the lower ground floor apartment and a side drive demised to the coach house, which will remain unchanged.

Appearance

The elements, which constitute the historic and special architectural interest or character of the building, comprise the external walls to the main body of the building including the windows and the roof.

The proposals are for a new hardwood painted French door to the rear elevation, involving the removal of the existing sash window and the reinstatement of the French door in the same location.

The proposals represent very little impact on the building's setting and restores the original rear façade. There is no impact on the adjoining buildings. The proposal does not affect the character of the wider area.

Access

The property is accessed from Upper Park Road via the front drive. No alterations are proposed to the existing access arrangements.