

GN ARCHITECTURE
DESIGN AND ACCESS
STATEMENT



PROPOSED ALTERATIONS TO
Flat B, 12 MONTPELIER GROVE, NW5 2XD

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1.0 Site context & the property

1.1 Site context

The site is not listed and forms part of the Kentish Town Conservation Area, see fig.1. Montpelier Grove is mainly characterised by a residential street, with a majority of four storey terrace properties with London Stock brick fronts, dark grey roof tiles and white plaster decorated openings.

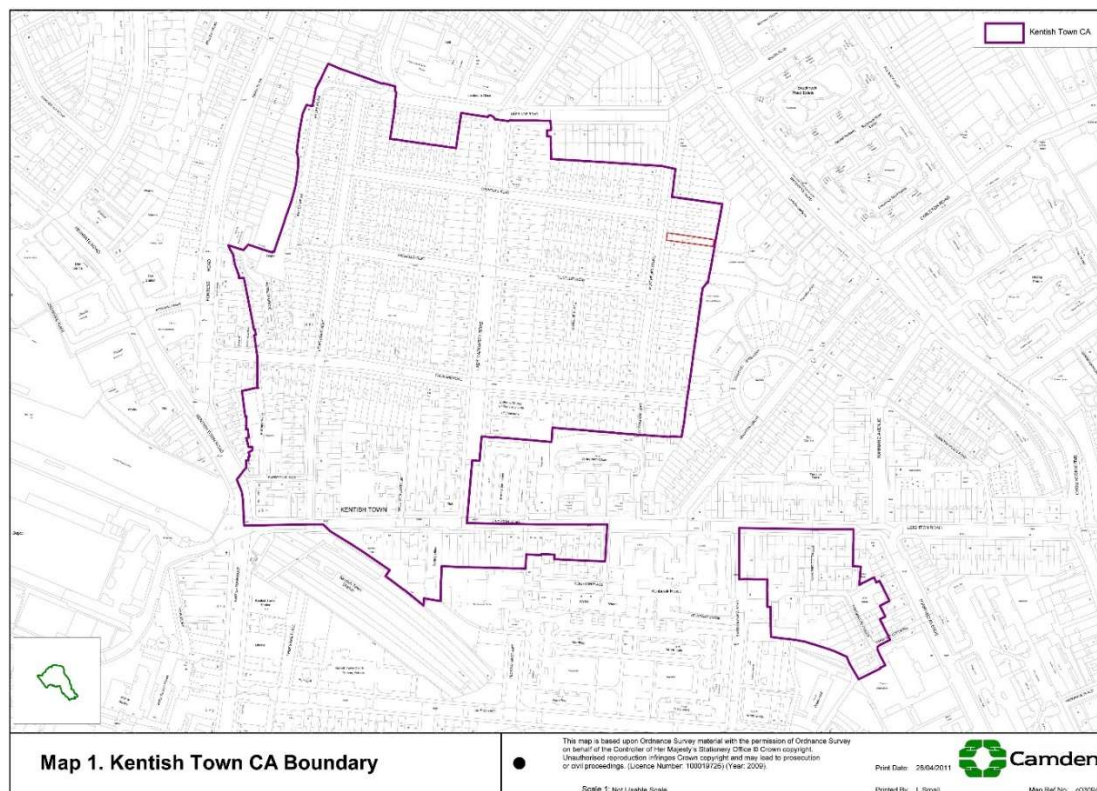


Fig.1 Kentish Town Conservation Area map with application site outlined in red

1.2 The property

The application site relates to a four storey mid-terrace property located on the east side of Montpelier Grove as shown in fig. 2 & 3. The property is divided into flats, with Flat B, 12 Montpelier Grove comprising of the top two storeys with access via a communal entrance & stairwell. The flat is for residential use (C3) and no change to its use is proposed.

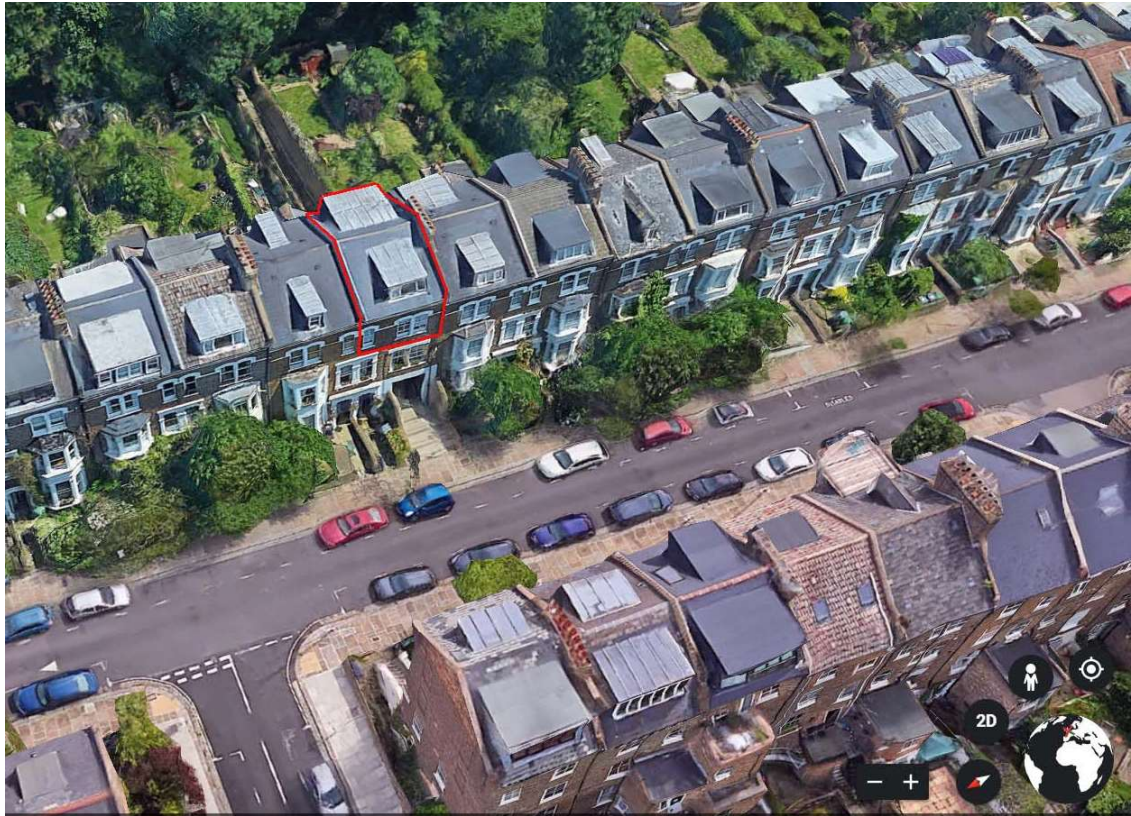


Fig.2 Aerial view of Flat B, 12 Montpelier Grove outlined in red – from the west

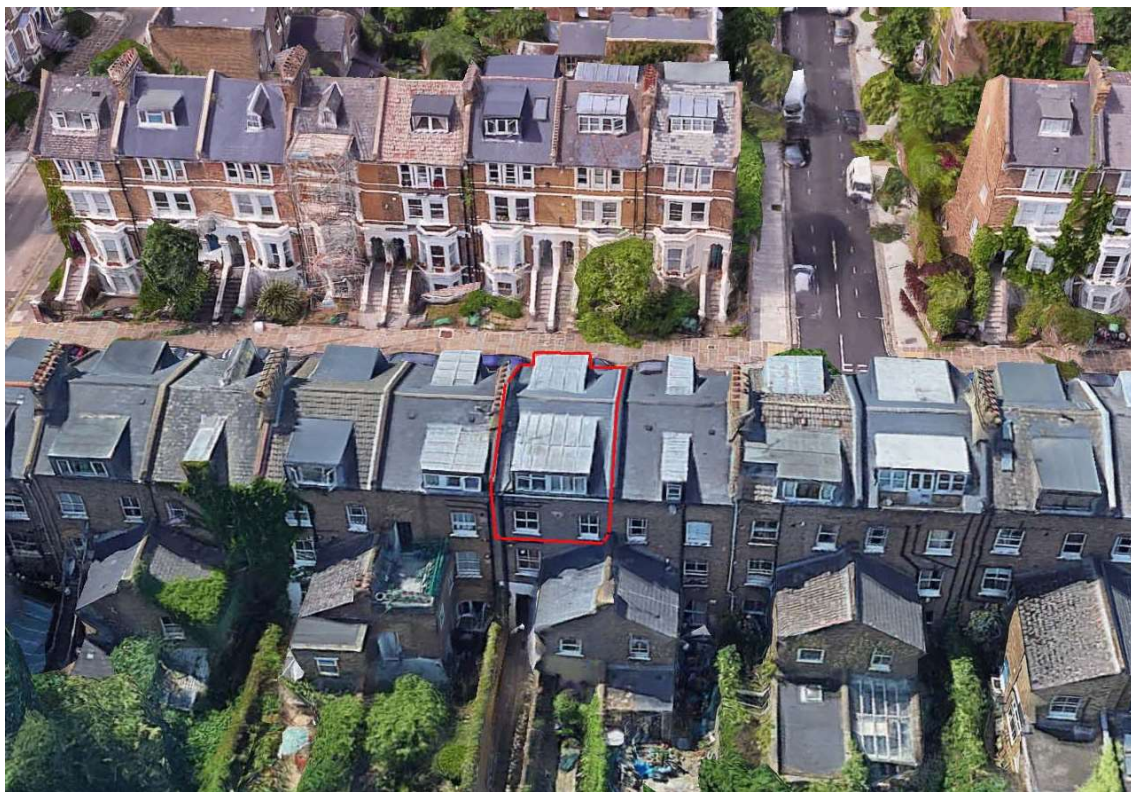


Fig.3 Aerial view of Flat B, 12 Montpelier Grove outlined in red – from the east

1.4 Planning History

F12/7/50– 36448 (1983) – approved

Change of use and works of conversion, including the enlargement of the front and rear dormer and the provision of a public access way through the ground floor to Montpelier Gardens to provide two self-contained dwelling units.

2.0 Design Proposal

The proposal comprises of:

- Minor internal alternations to second & third floor plan arrangement
- Replace external single glazed timber sash windows double glazed like for like timber sash windows
- Installation of 2 No. small ‘conservation’ style rooflights to front roof slope

2.1 Minor internal alternations

The applicant wishes to carry out minor alternations in order to revamp and improve the use of the existing flat. The internal alterations comprise of reconfiguring the bathroom and en-suite layout.

2.2 Replacement of the external windows

It is proposed to replace the existing single glazed windows with double glazed like for like timber sash windows.

2.3 Installation of 2 No. small conservation style rooflights to front roof slope

The roofscape character along Montpelier Grove comprises of dormer roofs and rooflights to the front & rear of the properties. The dormers are of both single and double width spanning, and also with one and two number rooflights to a roof slope as can be seen from the roofscape analysis shown in fig. 4 & fig. 5.

The 2 No. rooflights proposed to the front roof slope are of a ‘conservation’ style roof light to provide natural light and ventilation to the en-suite and walk-in wardrobe. The selection of a conservation style rooflight will maintain a minimal extrusion above the existing roof line. The proposed rooflights are carefully placed and are of a small size to remain subordinate to the roof. The rooflights will not alter the shape of the roof. The rooflights will not be visible from

the street, do not conflict with any adjacent architectural features and therefore do not have any adverse effect on amenities. It is considered the proposed rooflights comply with current conservation policies, which seek to protect and enhance the character and appearance of the conservation areas, in compliance with policies A1, D1 & D2 of the Camden Local Plan 2017.



Fig.4 Aerial view – Montpelier Grove roofscape analysis – from the west showing the front of the property



Fig.5 Aerial view – Montpelier Grove roofscape analysis – from the east showing the rear of the property

3.0 Access

Access to the Flat B, 12 Montpelier Grove is gained by entering through the front door of the property at street level and then using the communal staircase contained within. The flat entrance door is located on the half landing below the second floor. The flat comprises of a kitchen, dining and living room on the second floor with two bedrooms, a bathroom and en-suite on the third floor level. The two floor levels are connected by a stair contained within the flat. The proposed works do not change the access to the flat.

4.0 Daylight, sunlight and impact on neighbouring properties

The proposed works will not have an impact upon the neighbours right of light

5.0 Environmental & sustainability

The proposals seek to enhance the fabric of the property in order to extend its life and improve quality of living. This is achieved by providing natural light and ventilation to the en-suite and walk-in by the installation of 2 No. small conservation style rooflights to the front roof slope. The thermal performance of the building is improved by the replacement of single glazed timber windows for double glazed like for like timber windows. The minor alterations to the second and third floor layout provide an improved quality of space for the applicant to live in. The proposed materials to be used will be of a high quality that will not impact on preserving the existing traditional features within the conservation area. Sustainable methods of construction will be used during the works.

6.0 Parking

Parking will not be affected by the proposal.

7.0 Conclusion

In summary, the proposals seek to modernise and improve the use of the existing flat which seek to protect and enhance the character and appearance of the conservation areas. It is considered the proposals comply with policies A1, D1 & D2 of the Camden Local Plan 2017, Policy D3 of the Kentish Town Neighbourhood Plan, the London Plan 2016 and NPPF2019. For the reason outlined in the design & access statement, planning permission should be granted accordingly.