



30 Upper Park Road
London NW3 2UT

Design and Access Statement

October 2019

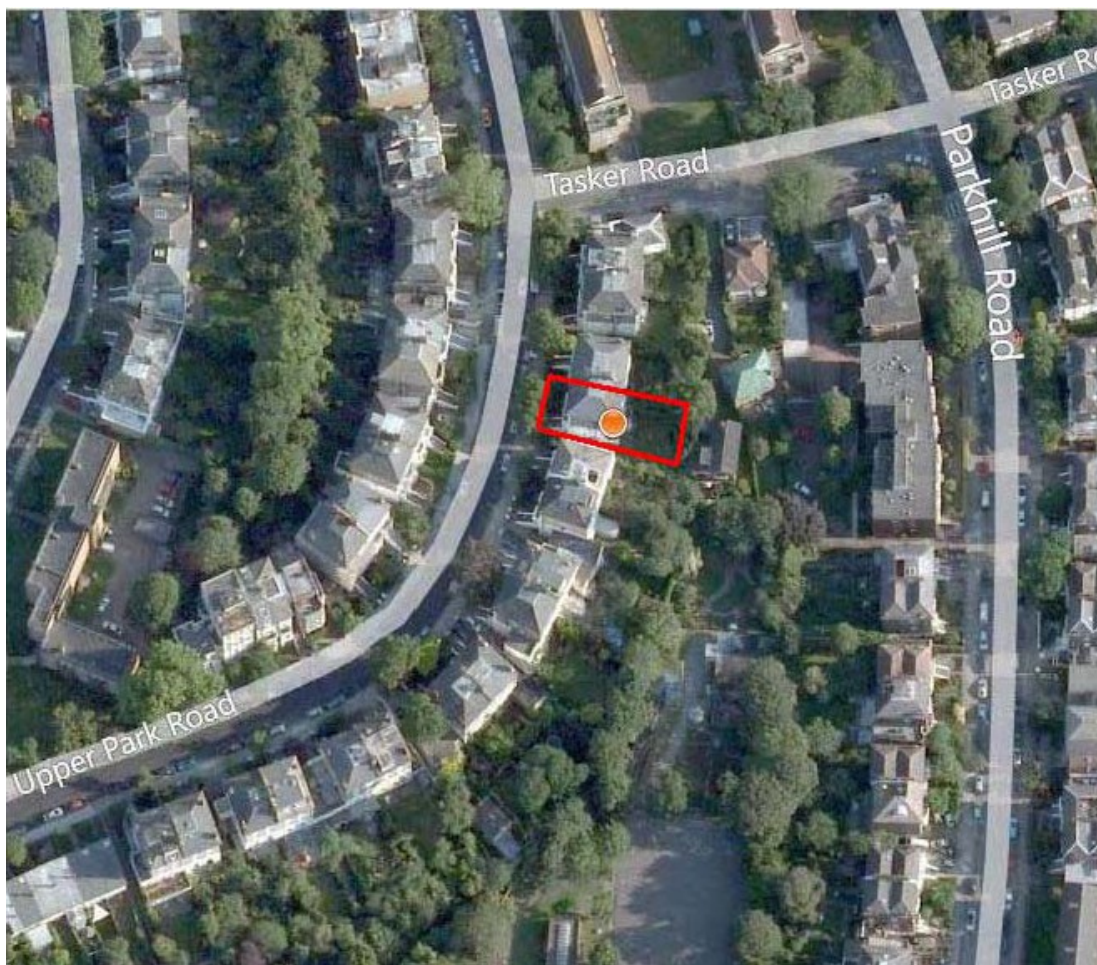
Contents:

1. Introduction
2. The Site and Context
3. Design Solutions
4. Materials
5. Access

1. Introduction

An application is being made for planning consent to carry out small 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 the Ground floor comprising of the installation of an iron balustrade and staircase to create direct access to the rear garden from the living area of the property. 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. The property has retained its original features to include timber sash windows, original cornicing, white render, yellow London Stock brick walls.

3. Design Solutions

The application scheme proposes to install a new balustrade connected with the existing metal balustrade on the ground floor. The balustrade will end with an cast iron spiral staircase.

The current access to the rear garden is only through the bedroom on the lower ground floor. The new balustrade and staircase will create a direct access from the dining/kitchen area to the rear garden. The application scheme proposes to install a new balustrade connected with the existing metal balustrade on the ground floor. The existing and the new balustrade will be divided by a gate, following the same design of the balustrade. The balustrade will end with an cast iron spiral staircase.

The position of the new balustrade will not create overlooking to the neighbors gardens. The side extension approved REF: 2019/2971/P will be part of the property.

The new elements won't be visible from the street. The main facade will remain unchanged.

4. Materials

The proposed balustrade design maintains the traditional black metal finish of the existing balustrade. The proposed spiral staircase will be cast Iron painted in black to match the existing and proposed balustrades.

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.