

## Design and Access Statement

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2 Upper Park Road, London NW3 2UP  
Proposed projecting architrave and recessed roller shutter to rear patio  
doors at ground floor level



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## **1.0. Introduction**

- 1.1 This design and access statement is written in support of a pre application consultation with Camden council for a proposed projecting architrave feature and roller shutter to the rear patio doors at the ground floor level of 2 Upper Park Road, London NW3 2UP.

## **2.0. Site description**

- 2.1 The subject site comprises a terraced property which forms one of 6, 2 storey dwellings plus roof extension and including single storey rear extensions on the south side of Upper Park Road NW3 near the junction with Havestock Hill NW3.
- 2.2 The site is located within the Parkhill and Upper Park Conservation Area. The host building is not listed and has been identified in the Parkhill and Upper Park Conservation Area Appraisal and Management Strategy (2011) as a building which makes a neutral contribution to the character and appearance of the conservation area.
- 2.3 Adjacent to the site is a Grade II listed building, garden wall, railings and gates to no. 148 Havestock Hill. No. 148 Havestock Hill has one window on the second floor with oblique views of the proposals forming the subject of this consultation. See diagram A on drawing PA 099.

## **3.0. Relevant History**

- 3.1 2 Upper Park Road  
G9/3/E/26346 – The erection of a two storey rear addition and a single storey side addition to provide additional accommodation – Granted conditional permission on 23/06/1978
- 3.2 2 Upper Park Road  
TPD713/216 – Erection of extension to ground floor rear living room, and to first floor rear bedroom to form a dressing room – Granted permission on 13/06/1962
- 3.3 2, 2A, 2B, 3, 4, 4A Upper Park Road  
2019/4921/P – Installation of a glass balustrade at first floor level and alterations to approved fenestration arrangement – Under consideration
- 3.4 2017/4162/P – Erection of roof extensions and front balconies (at nos. 2 – 4B Upper Park Road inclusive) and erection of 3 single storey extensions at rear ground floor level (at 2,4 and 4B Upper Park Road) to terrace of houses (Class C3) – Granted permission on 21/01/2019
- 3.5 2 Upper Park Road  
2019/6226/P – Installation of roller shutters to rear ground floor doors and first floor windows – Refused on 17/03/2020

#### **4.0 Relevant planning policy**

##### **4.1 Camden Local Plan**

- Policy A1 Managing the impact of development.
- Policy D1 Design – Requires development to be of the highest architectural and urban design quality which improves the function, appearance and character of the area.
- Policy D2 Heritage - The council will preserve, and where appropriate enhance Camden's rich and diverse heritage assets and their settings, including conservation areas.

##### **4.2 Camden planning guidance**

- CPG Design 2019
- CPG Amenity 2018
- CPG Altering and amending your home 2019

#### **5.0. Proposal**

5.1 The proposal is to construct a projecting architrave feature around the rear patio doors at ground floor level and to install an aluminium roller shutter recessed within the projecting architrave.

##### **5.2 Projecting architrave feature**

The proposed projecting architrave feature is inspired by the original projecting pre cast concrete architraves found around the windows on the front elevation of the host property and also on the front elevations of nos. 2a, 2b, 4, 4a and 4b. See diagram C on drawing PA 102.

5.3 The proposed architrave feature will project outwards by approximately 300mm and will be approximately 110mm thick to suit the scale of the patio doors.

5.4 The top of the projecting architrave will be dressed in lead to provide weathering protection.

5.5 The architrave will be constructed from lightweight materials and finished in white render to match the surrounding walls.

5.6 The proposed projecting architrave ties in with the vernacular of the architraves on the front elevations to create a bold and prominent feature that captures attention and by so doing minimises the prominence of the fenestration set back within it. This accords with Camden local plan policies A1 managing the impact of development and D1 Design.

##### **5.7 Roller shutter**

The purpose of the roller shutter is to provide security to this most vulnerable part of the dwelling being the rear ground floor patio doors with an absence of natural surveillance from adjacent / surrounding properties.

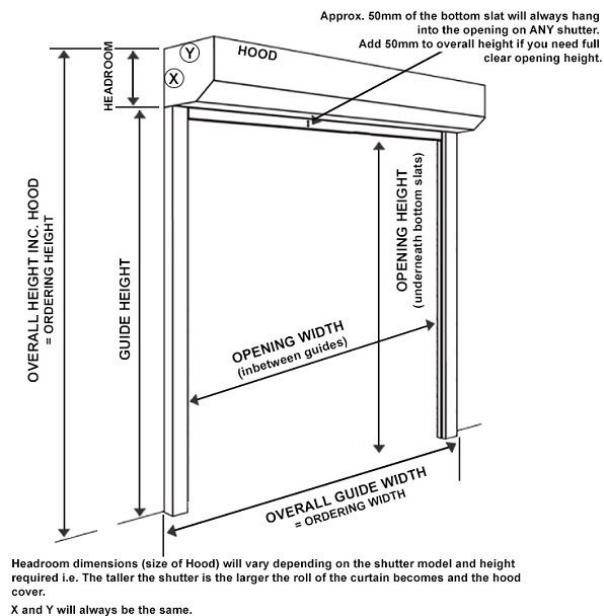
5.8 The shutter will be closed only at night and will be drawn up during the day.

5.9 The roller shutter hood and guide rails will be installed within the recess of the projecting architrave to minimise any visual impact and ensure that they are not perceptible from any oblique or more distant views.

5.10 The shutter, hood and guide rails will be colour matched to the door frames to blend it in and further reduce its visual impact. See drawing PA102.

5.11 The specification of the roller shutter is as follows:

- Overall opening size: Approximately 3870mm wide x 2530mm high.
- Hood: 205mm x 205mm shaped galvanised steel box, powder coated dark grey.
- Guides: 65mm wide x 25mm deep x 2530mm high extruded aluminium, powder coated dark grey.
- Curtain: 44mm extruded aluminium lath, powder coated dark grey.
- Bottom bar: 50mm x 8mm extruded aluminium with rubber seal. Extruded aluminium to be powder coated dark grey.
- Motor: Single phase link controls tubular motor to include manual override and auto locking system.
- Operation: Rocker switch or remote control.



Example of proposed roller shutter assembly

## 6.0 Impact on the Conservation Area

- 6.1 Although the location of the proposed projecting architrave is not visible from the street, the design of the architrave is inspired by and reflective of the existing architrave on the front elevations of the host building and the wider terrace. The design, colour and placement of the architrave and recessed roller shutter therefore respects the local context and character in accordance with policy D1 (Design) criterion (a). In blending with the surroundings through use of sensitive and contextual design, the proposals ensure that the character and appearance of the immediate setting and wider conservation area are preserved in accordance with Policy D1 (Design) criterion (b) and Policy D2 (Heritage). Compliance with Policy D1 (Design) is also demonstrated in that the proposals have been design to minimise crime (criterion i).

- 6.2 The rear elevation of the host property is visible from a window on the second floor of 148 Haverstock Hill. The oblique views outwards and downwards from this window will be dominated by the top of the projecting architrave which obscures the roller shutter hood and guides from view. This accords with Camden local plan policy D2 (Heritage).

## **7.0 Conclusion**

- 7.1 The proposed projecting architrave applies an existing vernacular on the front of the host building and terrace, onto the rear ground floor patio door to create a feature which is in keeping with the conservation area.

The recessed positioning and colour choice of the proposed roller shutter will blend into the fenestration and will appear subordinate to the projecting architrave.

The proposal as a whole will not harm the character of the conservation area and will preserve the setting of the adjacent heritage asset.