



**15 Montpelier Grove**  
**DESIGN & ACCESS STATEMENT**

**Introduction**

Montpelier Grove runs North-South and most of its length is located in the East section of the Kentish Town Conservation Area. The street is mostly lined with narrow 3 storey terraced houses in bricks and stucco built towards the end of the 19<sup>th</sup> Century.  
The property at No15 is a mid-terraced house on the East side of Montpelier Grove.

**Existing Context**

The terrace of which the property forms part is constituted by a group of houses that present a uniform landscape to the front. To the rear the original shape of the houses has been preserved. The property is currently in a state of complete disrepair and in need of some structural and cosmetic work as well as a whole modernization throughout.  
The main roof of the property is in a state of great deterioration, with areas of the roof covering missing and large holes in it where birds have been able to get through. It is currently not watertight and will likely need most of its structure replaced.  
At the end of the rear garden the property abuts the Luther-Tyndale Memorial Church grounds.

**Proposal**

We are proposing the enlargement of both front and rear dormers as well as the insertion of two small roof lights, one on the front and one on the rear.  
All the other properties on the terrace, with the exception of one other, have enlarged the dormers on both front and rear, with the property at no15 now appearing out of context.  
the proposed dormers will match the existing roof materials and will be proportionate to the neighbouring ones.

**Access**

There is no proposal to alter the existing access to the dwelling.

**Conclusion**

The proposed enlargement of the dormers will benefit and enhance, not only the individual property, but also the streetscape and appearance of the whole terrace. The roof lights won't be visible from the street and won't affect neighbouring properties through loss of privacy or light.