



30 Upper Park Road
London NW3 2UT

Design and Access Statement

June 2020

Contents:

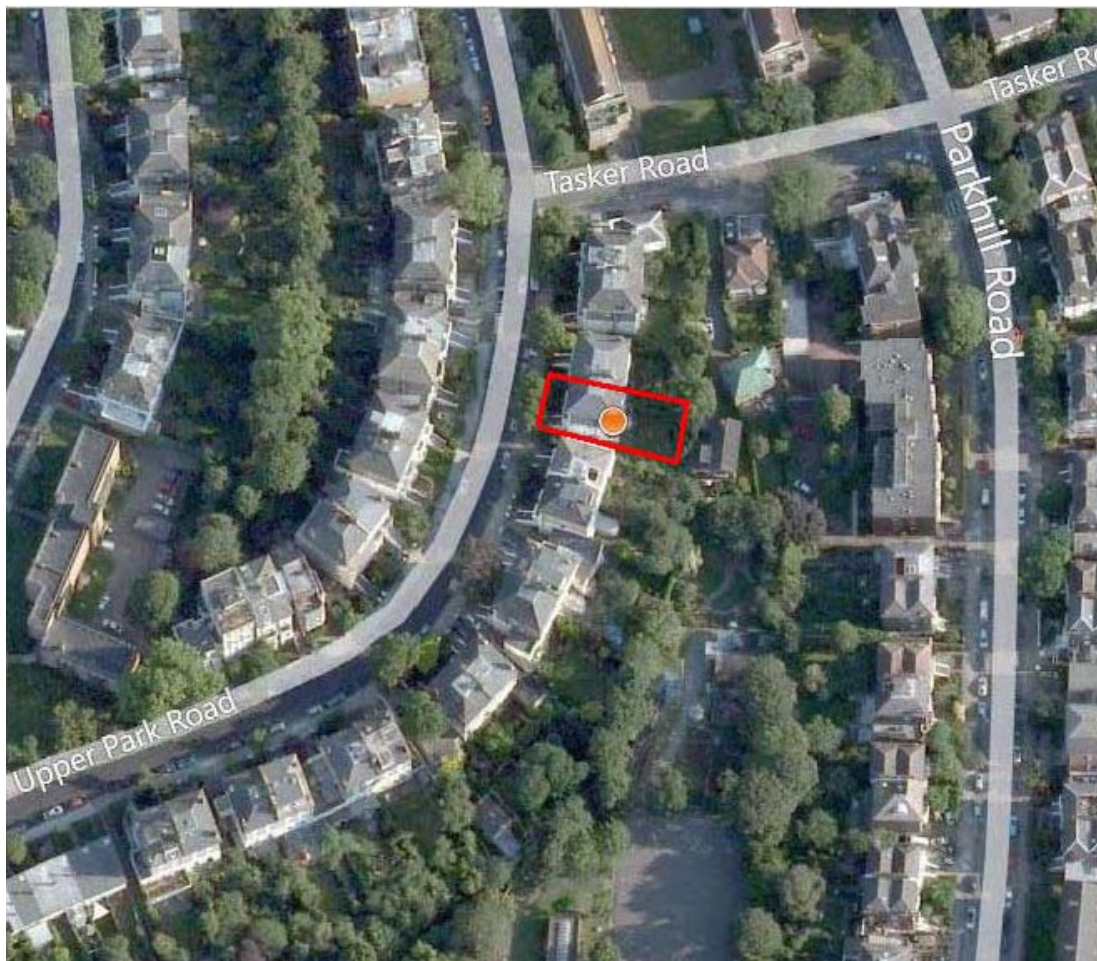
1. Introduction
2. The Site and Context
3. Design Solutions
4. Materials
5. Access

1. Introduction

An application is being made for minor amendments to the rear fenestration to approved planning Ref: 2019/2971/P granted on 2nd September 2019.

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.



Aerial view of 30 Upper Park Road front elevation



Aerial view of 30 Upper Park Road rear elevation



Front elevation view



Rear elevation view

3. Design Solutions

The application scheme proposes to slightly enlarge the rear fenestration of the approved double storey side extension (Pl. Ref: 2019/2971/P). The application also proposes a change in the design of the rear fenestration of the approved side extension to modern, high quality, slim profile double glazed sliding doors.

There are numerous precedents of approved modern design fenestration to extensions in the area with below 2 being in the immediate vicinity:

- 45 Upper Park Road – Planning Ref: 2018/4709/P
- 2B Upper Park Road – Planning Ref: 2016/6334/P

No further changes to the approved side extension scheme are proposed with this application.

4. Materials

The proposed slim-line metal frame double glazed doors will be powder coated and require minimum maintenance over the years.

It will also offer better thermal and acoustic insulation which will make the property more energy efficient.

The slim-line frame will be sympathetic to the original building with minimal impact to its main dominance.

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.