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Planning Department
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29th July 2020

DESIGN & ACCESS STATEMENT

Re: Full Planning Application – Roof works at The Coach House, 24 Upper Park Road, London NW3 2UT

Proposal

The proposal is to extend the top floor to the rear, plus add a roof light to the flat roof facing the street.

Context

The site comprises a 'Coach House' infill house over two storeys plus a mansard roof as seen from the front and three storeys to the rear. It is attached to number 24 Upper Park Road which is an Italianate semi-detached villa. Consent, ref 2020/1759P was recently obtained for a ground floor rear extension and some works to the front garden, including new gates.

The site is located in the Parkhill Conservation Area. In the Parkhill and Upper Park Conservation Area Appraisal and Management Strategy 2011 number 24 Upper Park Road is mentioned as making a positive contribution to the Conservation Area however the Coach House is not specifically mentioned.

Planning permission was granted for the new dwellinghouse on 08/05/1975 (ref CTP/F9/17/3/20115/R1).

PreApp Advice Received

A preapplication enquiry was submitted 8th January 2020 for the rear extension works mentioned above, with a rear roof extension. A site visit was not possible due to the COVID19 restrictions, Senior Planning Officer Rachel English provided advice by email dated 5th February 2020 – ref 2020/0090PRE. The proposals to the ground floor were seen to be broadly agreeable, and the planning application was later approved and these works are currently under construction.

The second floor rear roof extension was seen as 'out of character and context' and seen to add to the bulk of the second floor rather than subservient to the building. Due to the Lockdown restrictions in place a site visit by the planning officer was not possible. As a substitute the applicant filmed the context and these were submitted to support the application and show that the roof extension will be unobtrusive, however in the absence of feedback, this element of the pre-app was omitted.

DESIGN

As described above the existing coach house is perceived as a two storey infill with a mansard roof from the street but a three storey infill from the garden side. To address the comments received at preapp stage we have reconfigured the proposed extension to mirror the front elevation mansard shape, with slate cladding. We also would argue that the slight increase in bulk would be negligible when seen from other properties and from the ground level. We have provided visuals to illustrate this. We also propose a rooflight to a flat roof area facing the street which will not be visible from the ground. The objective is to provide natural light in the top floor bathroom.

The current works have revealed an existing roof which is poorly insulated and the renovation works will include a new finish to the flat roof, to match the existing, laid over warm roof insulation.

We have also proposed glazed balustrades to balconies at first and second floor level, in line with consented balcony at 26 Upper Park Rd (consent 2007/1984/P). Existing balustrades do not comply with building regulations, as they are too low. We believe that adding glazed balustrades, rather than heritage black wrought iron, will be the most discrete and elegant option for these locations.

ACCESS

The proposals have no effect on access.

