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Development Management
Regeneration and Planning
London Borough of Camden
Town Hall
Judd Street
London, WC1H 9JE

2th November 2020

Re: 51 Upper Park Road, London, NW3 2UL
Proposed Rear-Side Extensions and Internal Alterations

Design & Access Statement (REVISION B)

Dear Sir/Madam,

Please find enclosed a full set of Existing and Proposed drawings for the above mentioned property. Also attached our photo sheets that illustrate the building and context.

Also note that we have already gone through a Pre-Planning Application process and have made revisions according to the Pre-Planning Report, Ref: 2020/1799/PRE, by Mr Obote Hope (17.06.20).

1.0 Proposed Alterations to the Building

The proposed scheme sets out the following:

1.1 Internal changes:

A. Ground Floor:
There are some minor re-planning adjustments for rooms at the front and side.
There is a proposed new side store.

B. First Floor:
There is minor internal re-planning of some rooms.
The existing flat roof is to be demolished and re-built as a terrace with privacy timber screens and trellises at each end to address any over-looking.
Note: the building will be thermally lined using new insulation for perimeter walls and roof.

1.2 External changes:

A. Front Elevation:
New narrow arched stained-glass windows are proposed.
The timber panel above the front door has been raised.

B. Rear Elevation:
A new metal balustrade and timber screens are proposed, see above Note B. The new metal balustrade is to have attached to the inside face a low iron glass with no green tint visible through the glass. The existing flat roof is to be demolished and re-built as a terrace finished with stone tiles. The new roof structure will be designed by a Structural Engineer and its height, depth and length will be the same than the existing roof.
The existing conservatory over the kitchen has been raised by approx. 400mm.

C. Left Hand Side Elevation:
New small windows are proposed for bathrooms.
Timber privacy screens are indicated for the rear terrace.
Solar panels are proposed for the end of the main roof.

D. Right Hand Side Elevation

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A glazed metal entrance canopy is proposed for the side passage. The materials of these will be steel and glass panels. This will be fixed to the side wall with mechanical fixing.
The main glazing in the roof is to be new double glazing.
There is a new side store.
Solar panels are proposed for the end of the main roof.

1.3 Access:
Main access will continue to be via the driveway through the front double doors.

2.0 Energy and Sustainability
The intention is to improve the thermal performance of the building, control heat-gain, harvest rainwater, promote food self-sufficiency, reduce energy use (e.g. solar panels) and reduce carbon emissions.

2.1 Energy Statement

A. Fabric of the Building:
The energy efficiency of the building is insufficient. There is no wall, floor or roof insulation to speak of.
All windows are single-glazed.
The existing boiler is old and could perform more efficiently.

Solution
To thermally line the external walls with British Gypsum Thermaboard, a min 50mm thickness. This will provide an inner thermal skin and considerably reduce heat loss.
Existing windows will be double-glazed and employ anti-sun glass in potential areas of heat gain.
New insulation and a breathable membrane will be installed for the roof, so as to reduce heat loss.

B. Contribution of Renewable Energy:
Solar panels are proposed…..

2.2 Sustainability Statement
Please note the energy performance of the building from existing to proposed has been assessed by EAL (Energy Assessors London) and attached as a separate report.

A. Energy Efficiency for the Building:
See above Energy Statement.
New 'U' valve calculations will demonstrate the improved energy performance of the building.

B. Water Conservation:
New rainwater butts will collect rainwater where it can be used to water the garden, clean the car and wash windows.

C. Health and Wellbeing:
The building has good daylight and will improve with new windows, rooflights and conservatory.
Thermal comfort is much improved with new thermal insulation and anti-sun glazing will reduce potential heat gain.

D. Ecological Aspects:
The intention is to enhance flora and fauna.
The owner will be growing their own herbs in the garden.

We believe the above description of the proposed design has addressed the key issues of Design & Access.

Should you have any queries regarding this application please do not hesitate to contact us.

Yours sincerely,

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Simon Miller
for and on behalf of
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