

Design & Access Statement



17 Montpelier Grove, Kentish Town, NW5 2XD

Introduction

This statement accompanies an application for permission for a single storey rear & side extension, second floor balcony and alteration to existing rear dormer.

Site description



Image - Google Maps

The property is a mid terrace townhouse set out over 4 No. floors with a large East facing rear garden. The house is located within the Kentish Town conservation area and is not Listed.

Montpelier Grove and the surrounding area comprises mainly of Victorian residential terraces. Traditional features include ornate door surrounds and angled bay windows on the ground and first floors with arched sash windows to the second floor.

Within the area many houses have undertaken refurbishment, conversion and extensions.



Existing Rear Elevation

Scope of Works

The new owners of the dwelling are looking to remodel and extend the existing dwelling to suit their requirements.

The proposed alterations to the exterior of the dwelling are all located to the rear of the property and include the following:-

Ground Floor

Take down the existing single storey side extension forming storage area.

Construction of a single storey side and rear extension, squaring off from the existing single storey rear extension. (Includes reconstruction and/or raising of the boundary wall to No.16)

Extension of the existing balcony/terrace to the rear

Second Floor

Provision of wrought iron balustrading around perimeter of existing flat roof to form terrace area (As No.18)

Third Floor

Alteration of existing dormer to provide access to new roof terrace

Design Evaluation

The proposed extension replaces the existing side extension and extends back a further 3m approx to line up with the existing single storey rear extension. The design considers the possibility of overshadowing the adjoining property by pitching the roof down towards the party wall so that the highest point of the eaves will be under 3m in height.

The area of the extension of the extension represents a total increase in floor area of 16 sq m (enclosed courtyard 5 sq m/ squaring up with rear elevation 11 sq m)

The design of the extension is modern but the materials used will match that of the parent building, with a slate roof and brick elevations. Roof windows will be positioned to bring additional light into the area below. A new aluminium window/door will provide access to the garden.

Conclusion

The proposed extension and alterations will have no impact on the conservation area as they are not visible from any public road or footpath.

The new extension provides and opportunity to remove previous additions and amend alterations by adding an extension which will harmonise well with the existing building.