

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

14th January 2021

Re: 51 Upper Park Road, London, NW3 2UL
Proposed Re-build of Rear Extension to match existing

Design & Access Statement

Dear Sir/Madam,

Please find enclosed a full set of Existing and Proposed drawings for the above-mentioned property.

Application to be read in conjunction with Decision Notice dated 17th November. Householder Application included the granting of replacement of the existing rear extension roof, re-building of the terrace, and installation of metal balustrade. This application respects that Decision Notice but allows for the complete rebuilding of this extension due to structural reasons connected to the impact of surrounding trees. The Arboriculturalist's report entitled *51 Upper Park Road_Contorted Willow Technical Note_301120* is included in this submission.

1.0 Proposed Alterations to the Building

The proposed scheme sets out the following:

1.1 Internal changes:

A. Ground Floor:

Carefully demolish rear Kitchen extension and rebuild to match existing. The proposed external walls will be a thermal cavity construction. Existing bricks, doors and windows to be set aside and reincorporated where possible. Where garden tiles are to be lifted for the purpose of foundation works, these are to be set aside to secure location and reinstalled as existing.

B. First Floor:

The careful demolishing of ground floor walls will extend and include the parapet walls at the flat roof. These are to be rebuilt as existing.

These works will be carried out in conjunction with the Decision Notice dated 17th November which grants the terrace to be demolished and re-built as a terrace with privacy timber screens and trellises at each end to address any over-looking.

1.2 External changes:

A. Rear Elevation:

Existing bricks, parapet coping stones, doors and windows are to be set aside to a secure location, and reincorporated where possible. The re-built extension will be designed by a Structural Engineer and its height, depth and length will be the same than the existing roof.

The Decision Notice dated 17th November granted permission for the replacement glazed or conservatory roof over the kitchen to be raised by approx. 400mm.

B. Left Hand Side Elevation:

Existing bricks and parapet coping stones are to be set aside to a secure location, and reincorporated where possible.

C. Right Hand Side Elevation

Existing bricks and parapet coping stones are to be set aside to a secure location, and reincorporated where possible.

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 and control heat-gain, to reduce carbon emissions.

2.1 **Energy Statement**

Fabric of the Building:

The energy efficiency of the existing extension is insufficient.

There is no wall, floor or roof insulation to speak of.

Solution

The existing roof will be improved by the inclusion of a foil-backed insulation, nominal 30mm thickness, installed between the battens and roof slates/ tiles.

The existing masonry walls will be internally lined with a thermal board.

The existing first floor floorboards will be lifted, and insulation laid between the existing joists. The boards will be re-laid as per existing.

Existing windows, where possible will be replaced with double glazing to match existing. Anti-sun glass will be employed in potential areas of heat gain.

The re-built rear and side extension roof will include new insulation, and a breathable membrane will be installed for the roof, so to reduce heat loss.

New external walls will be of a thermal cavity construction.

Underfloor heating is to be installed in the rear extension.

2.2 **Energy Efficiency**

New 'U' value calculations will demonstrate the improved energy performance of the building.

2.3 **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.

2.4 **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,

Simon Miller
for and on behalf of
Simon Miller Architects Ltd