



30 Upper Park Road
London NW3 2UT

Design and Access Statement

January 2021

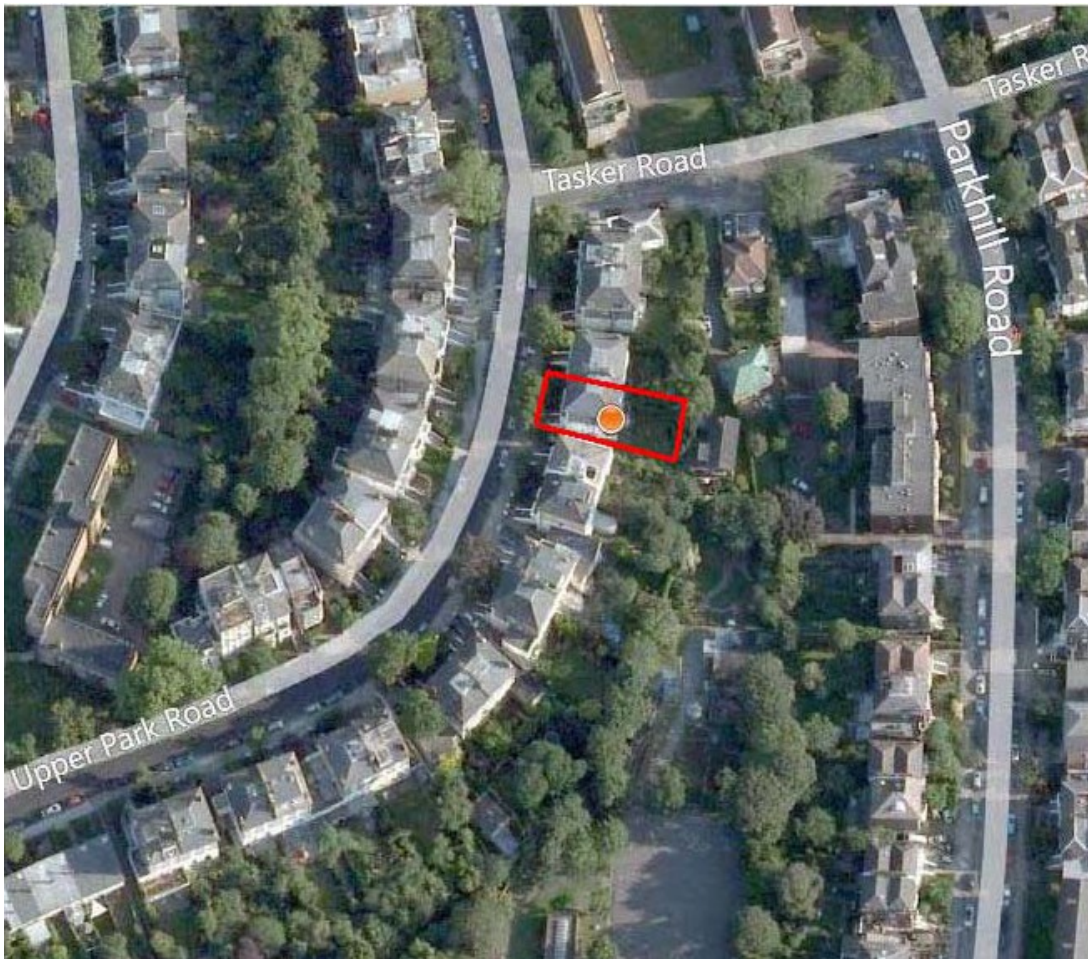
Contents:

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

1. Introduction

An application is being made for rear extension at the ground floor maisonette at above address. 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



Existing front elevation view



Existing rear elevation view



Existing rear elevation view



Existing rear elevation view



Aerial view photo showing similar extensions at neighbouring properties



Photo showing existing rear extensions at 24 and 26 – photo taken from 30 Upper Park Road

3. Design Solutions

The application scheme proposes to enlarge the depth of the existing lower ground floor side extension at lower ground floor level to almost align it with the existing main building lower ground floor rear extension.

The design and fenestration of the enlarged extension are to match existing.

The new extension will provide valuable additional habitable space as well as will enhance the overall appearance of the building at the rear.

There are numerous precedents of approved similar extensions in the area with below 4 being in the immediate vicinity:

- 20 Upper Park Road – Please refer to aerial view for reference
- 24 Upper Park Road – Please refer to aerial view for reference
- 26 Upper Park Road - Please refer to aerial view for reference
- Another example is also the approved planning under reference: 2012/2121/P for the following already implemented development at 21 Park Hill Road, London NW3 2YH:

“Enlargement of the existing two-storey side addition and replacement of the existing roof involving the installation of new skylights, excavation works to create a new lightwell at the rear; the erection of a new rear extension at lower ground floor and new patio area, the installation of a wrought iron balustrade and staircase enclosure for the provision of a roof terrace on the roof of the lower ground floor rear extension, and alterations to the front elevation including the installation of a new boundary wall and pier and new entrance gates at ground floor level all in associated with the use as a residential maisonette (Class C3). “

4. Materials

All materials and fenestration are to match existing.

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.