



DETAILED **PLANNING**

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Planning, Design, Access Statement

23A Upper Park Road, Belsize Park, London NW3 2UN

Applicant: **Mr. Chun Pong Chau**

Client Ref: **1774TC**

Agent: **Emily Cooke BA (Hons) MCIAT**

Chartered Architectural Technologist - Detailed Planning Ltd

Date: **March 2021**

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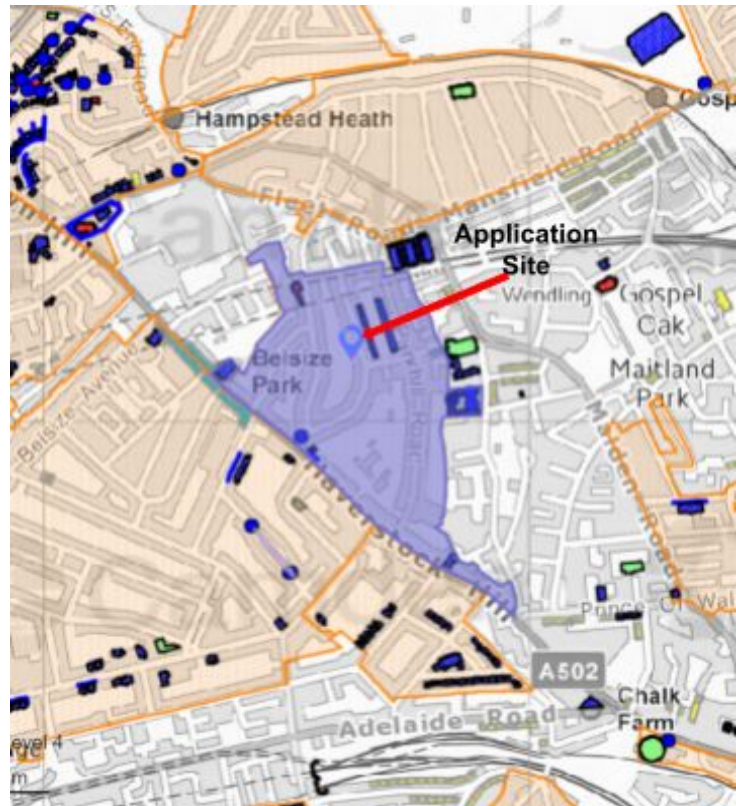
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Existing Use

The site is located on Upper Park Road. The property comprises a five storey semi-detached property that has previously been subdivided into 5 self-contained flats. This proposal relates to the ground floor flat.

The area is predominantly residential in character and appearance consisting of similar types of properties. The site is located within the boundaries of Parkhill and Upper Park Conservation Area, but the building is not listed.

Upper Park Road falls within Character Zone 2 of the Parkhill and Upper Park Conservation Area which comprises the curved and undulating streets surrounding Haverstock Hill. The streets are lined with a mixture of detached and semi-detached, Victorian redbrick, garden suburb style.



Proposal

The proposal includes alterations to the rear garden and construction of a single storey outbuilding for a home office.

The existing raised deck within the rear garden does not have any planning history and was carried out by the previous occupier. It is very intrusive to the first floor flat, and the level changes make access to the deck very difficult for family use. Therefore, the proposal seeks to remedy this by removing the raised deck and levelling the garden creating a more suitable family garden.

Due to the current and ongoing Covid-19 situation, many people have been living and working from home therefore; The outbuilding will provide a home office to create a quiet work environment within their own home.

Scale/Mass/Appearance

The outbuilding has been designed with gaps to the perimeter, softening its appearance within the garden, and is a respectful size in proportion to the size of the garden. The proposed walls will be finished with a lightweight timber structure to not create a dominant feature in the garden. The materials have been designed to suit the garden, timber cladding and aluminium doors which match the colour of the timber.

The raised border with planting maintained to soften the garden appearance and create an attractive external space for occupiers. The height of the outbuilding is low and the roof will be flat to reduce a bulky appearance.

Access

The proposal will have no effect on the existing access to the property.

Amenity

The design measure has been taken to ensure that the appearance and mass of the outbuilding is well designed. Therefore, it would not create any amenity concerns.

Conclusion

The proposal has been sensitively and carefully designed with considerations, and design measures taken to reduce any potential impact. It is believed that the design is a sympathetic addition to the garden, and will respect the character of the surroundings.

Detailed Planning Ltd (The Agent), look forward to any discussions with the planning department throughout this application. I trust that the enclosed information is sufficient to approve the application, however, should you require any further information, please do not hesitate to contact me.

Kind Regards,

Emily Cooke BA (Hons) MCIAT
Chartered Architectural Technologist
March 2021