

NANCY
GOULDSTONE
ARCHITECTS

UPPER PARK ROAD
PLANNING STATEMENT

MARCH 2022

01. THE SITE

The proposed development is residential and is located at No.26a Upper Park Road. It is the coach house associated with no. 26 Upper Park Road set over two storeys above ground and a lower ground floor.

The property sits within the Camden Borough of London and its design is largely dictated by the council's guidance for the Parkhill Conservation area. The property is not listed and does not lie within a flood risk area.

2. THE APPLICATION:

The proposal is to create a modest rear extension matching that of 24 Upper Park Road over the lower ground and ground floors to provide additional space for a modern family home. An associated raised ground floor flat green roof would be created where a small balcony area with a flat roof light is proposed. This is to match in scale and location the balcony and roof light on the first floor at 24 Upper Park Road. Some improvement works are also proposed which include the replacement of un original windows with conservation grade windows and french doors and the replacement of modern downpipes with traditionally detailed ones. Also improvement to the garden area by reinstating a portion of garden which was as existing is in raised planters.

3. DOCUMENTS:

The application consists of the following documents:

1. Planning consultant's covering letter
2. Full set of existing and proposed plans, section and elevation
3. Planning Statement
4. Design & Access Statement
5. Site Plan
6. Photos
7. Location Plan
8. CIL Questions