

NANCY
GOULDSTONE
ARCHITECTS

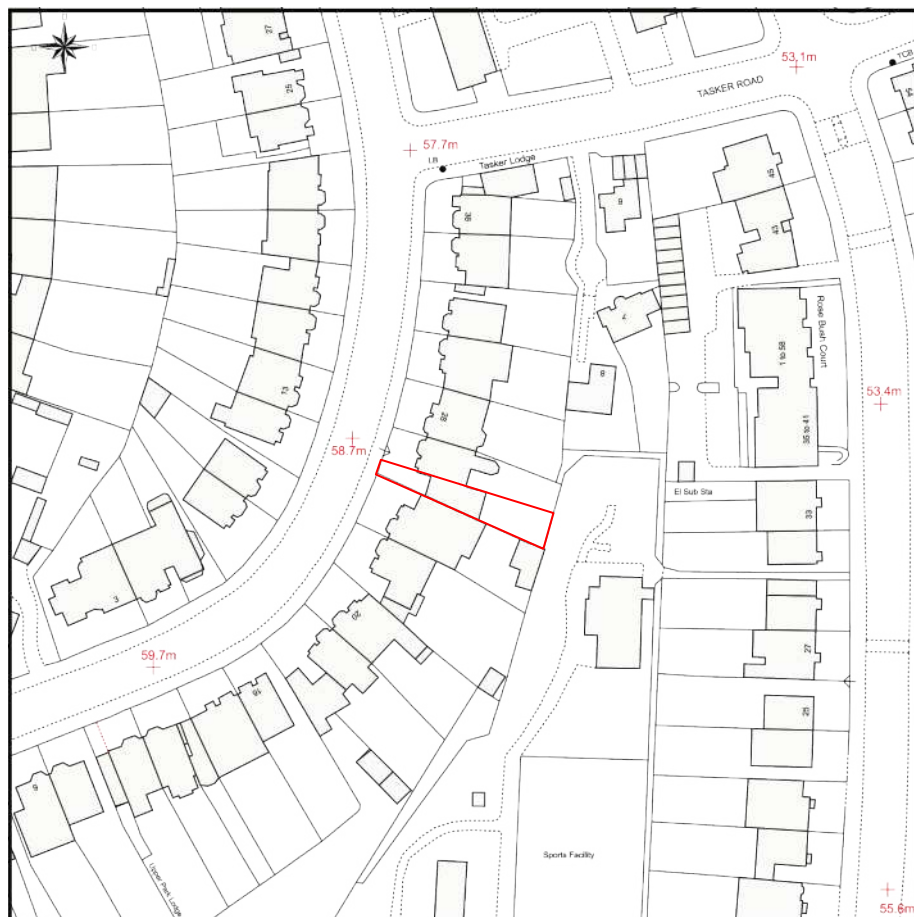
UPPER PARK ROAD
DESIGN & ACCESS STATEMENT

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.



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0m 20m 40m 60m 80m 100m

02. HISTORY OF THE SITE

The property is situated within the Parkhill and Upper Park Conservation area. As part of the Camden Conservation Area Number 6, the area was designated on 16 January 1973 and extended on 1 June 1985, 1 November 1991 and 11 July 2011.

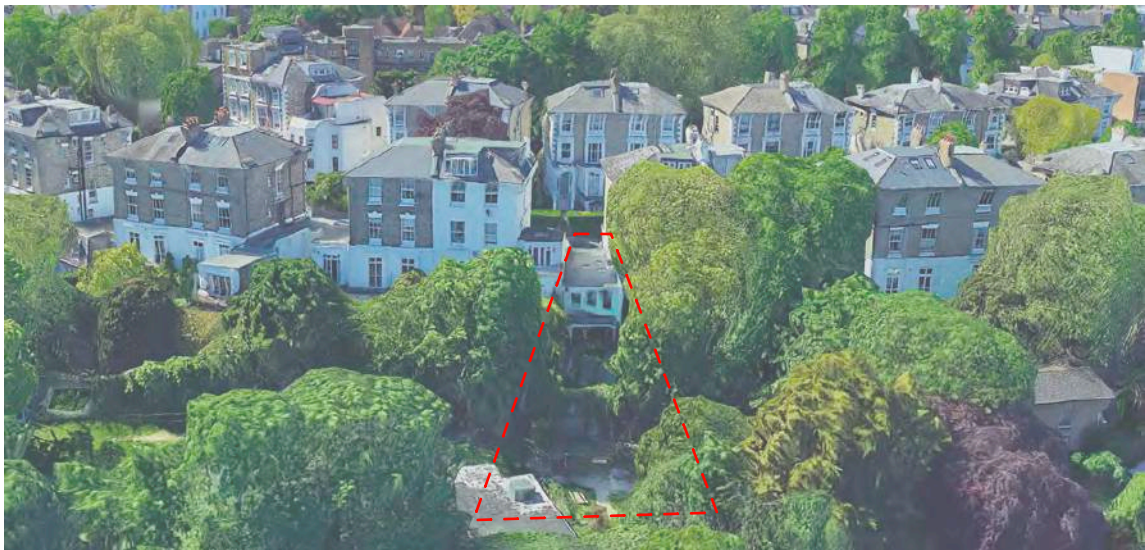
The Parkhill and Upper Park Conservation Area is part of the nineteenth century suburb of Belsize and includes a range of Victorian semi-detached villas as well as post-war and contemporary infills. The area is characterised by its hilly topography, mature trees and large back gardens which are typical of nineteenth century residential developments.

Upper Park Road contains a curving row of Italianate Victorian semi-detached houses from the early 1860s developed by William Lund, which make a positive contribution to the character of the conservation area. Furthermore along the street are a range of twentieth-century housing styles from garden suburb to 1930s modern movement. More recently contemporary infills between houses have been incremental, displaying the significant variety of style and quality.

The two-storey infill property on the Site was built in the 1980s as part of a wider application relating to the adjacent 26 Upper Park Road. This application for the change of use of 26 Upper Park Road (to provide 5 apartments) and the erection of a two-story side extension to form a dwelling house was approved in May 1987.



26A UPPER PARK ROAD



^ Aerial views
26A Upper Park Road



^ Street view
Similar properties around the area

03. THE EXISTING PROPERTY

The coach house at 24 Upper Park Road is a three-storey single unit residence constructed in 1987 and forms an infill between two buildings: No.24 to the south - a three storey single dwelling house - and No.26 to the north - five storey Victorian building divided into 5 apartments. It used to be an attached coach house to the Italianate Victorian semi-detached villa style house at 26 before it was rebuilt in 1987 and the ownership of the two properties was split.

The property to the front consists of two visible storeys (the lower ground floor level is not visible at this level apart from via a lightwell to the front. While the facade is broadly in keeping with the Victorian era of the area, there are a number of details that could be improved. The first floor windows are set almost flush to the facade, not set deep as heritage style Victorian windows would be traditionally. No decorative parapet exists to the front as would have originally. Rather a plain flat lead flashing wraps across the top of the parapet on the front facade wall.

The two first floor windows appear to have been replaced and they are fixed almost flush to the facade which is not the traditionally correct way which would normally set the windows in at a deep reveal to prevent water directly hitting the windows. There is evidence that concrete sills were removed at some point from the front facade as there is damage below the two front windows and no sills now exist. The windows themselves are simple one over one panes rather than a more traditional two over two or three over three. The downpipe is a stainless steel item rather than a conservation area traditional black wrought iron one.



Front elevation of 26a Upper Park Road

The property to the rear retains no original Victorian style features and jars with the sensitive, heritage detailing of the parent building of 26 Upper Park Road. It comprises three stories running from lower ground floor level with large modern full height stained orange timber bifolding doors set with four doors with chunky frames.

A modern stepped flower bed connects the lower ground floor up to the garden level which sits approximately 80cm below ground floor level. The lower ground floor level projects out further than the ground floor by approximately a few metres and the flat roof of the rear lower ground floor forms a terrace at ground floor level.

At ground floor level the four orange stained timber bifolding doors are replicated but set in a projecting section with a flat roof above. The terrace at ground floor level is enclosed by a glass balustrade and a large number of exposed metal plug fixings.

A walkway runs on the south west side of the garden connecting the ground floor level to the garden. This is narrow and cramped. It also has a glass balustrade with exposed metal plug fixings. An enclosed storage area is formed beneath it.

The garden is enclosed by a chunky timber fence in the same orange timber stain as the windows of the house. Visually it disconnects the two areas.

At first floor level three single pane casement windows with large chunky frames in orange stained timber line up with the extents of the doors on the ground and lower ground floors. Above the windows but not lined up with the windows lie four vents. No decorative parapet exists as would have originally and rather a plain flat lead flashing wraps across the top of the parapet of the rear facade wall.

A stainless steel hopper and downpipe runs down the south side of the rear facade.

05. PLANNING HISTORY OF 26A UPPER PARK ROAD



Rear elevation of 26a Upper Park Road

2017/3834/P

Refused at planning and appeal stage

Erection of single storey roof extension at second floor level to provide additional habitable space to existing dwelling (C3).

2016/1111/P

Refused at planning and appeal stage

Addition of a mansard roof extension, with 1 no. front facing dormer, 1 no. rear facing dormer and 1 no. rear roof terrace and changes to the front facade comprising a replacement door and windows and new smooth rendered finish.

2015/4422/PRE

Issue Date: 20/08/2015

Addition of a mansard roof extension and changes to the front facade. Pre-application

2013/7726/PRE

Issue Date: 19/12/2013

Mansard roof extension. Pre-application advice

2007/4454/P

Approval date: 01/11/2007

Changes to fenestration and balcony at rear basement and ground floor elevation, as an amendment to planning permission dated 9.7.07 ref 2007/1984/P (for creation of new basement level with new front and rear lightwells and associated alterations to single family dwelling house).

2007/1984/P

Approval Date: 09/07/2007

Creation of new basement level with new front and rear light wells and associated alterations to single family dwelling house (C3).

RELEVANT NEIGHBOUR APPLICATIONS:

24 Upper Park Road

2020/1750/P

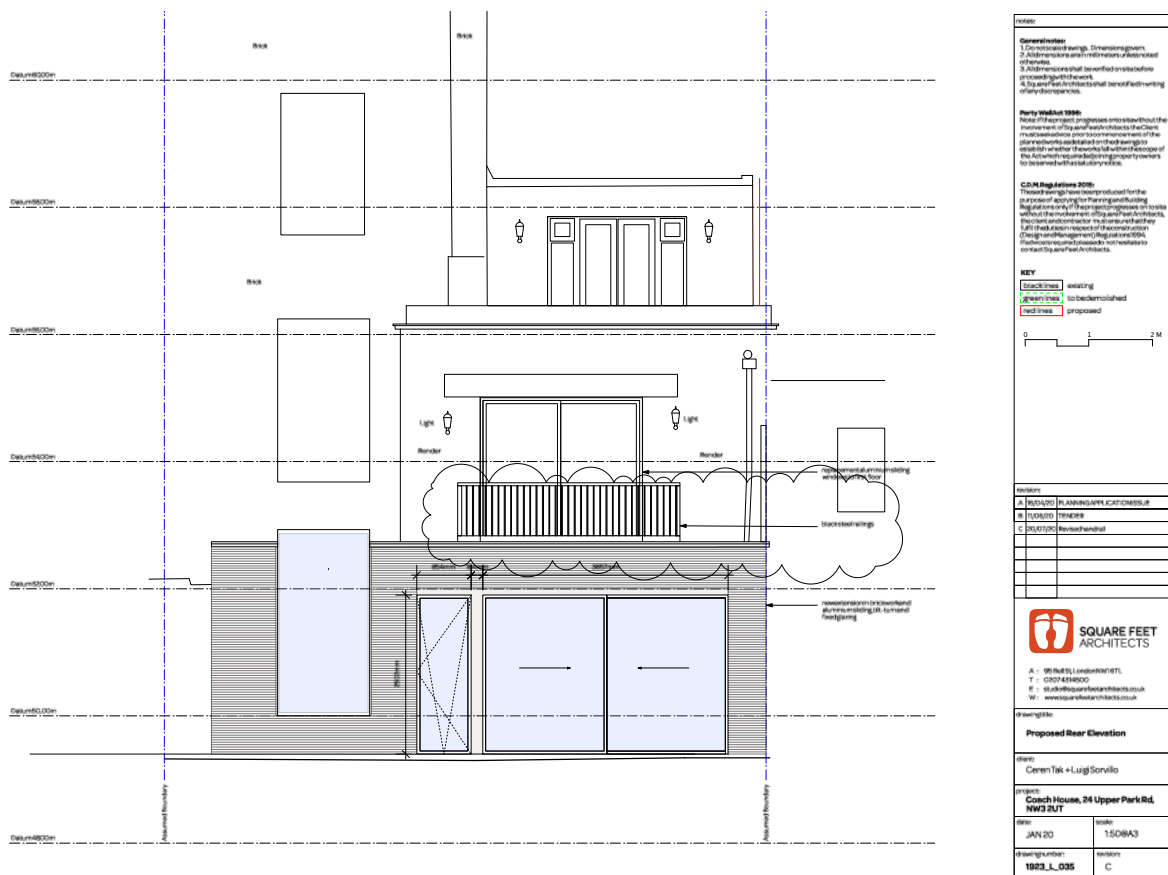
Approval date: 21/05/2020

Erection of single storey rear extension and installation of front gates.

2020/3468/P

15/09/2020 - Register date - later Withdrawn

Alterations to, and enlargement of existing roof extension; erection of a single storey rear extension; installation of a front gate; enlargement of front boundary pier; installation of balustrades at first and second floor level in connection with the use of the rear roofs as terraces; installation of a rooflight to main roof.



2020/1750/P - Previously approved Planning Application for 24 Upper Park Road for a similar scheme

Already implemented at 24 Upper Park Road

24 ground floor extension with terrace above



First floor - with balcony area and full height doors onto balcony
Our proposed design matches the balcony size and location

First floor - with balcony area and roof light . Our proposed design matches the size and location of the roof light that sits in the flat roof and provides light into the ground floor below

Ground floor - extension at 26a to match the depth at 24. This involves approximately 3m of extra depth from the rear main facade.

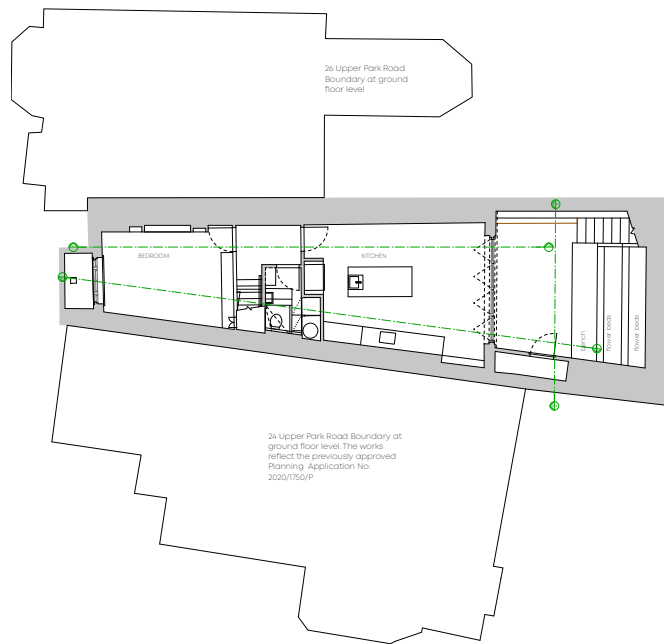
Lower ground floor - the proposed extension to line up with the ground floor extension at 24. This involves approximately 1m of extra depth

2020/1750/P - 24 Upper Park Road

Note the rear extension that has been implemented.

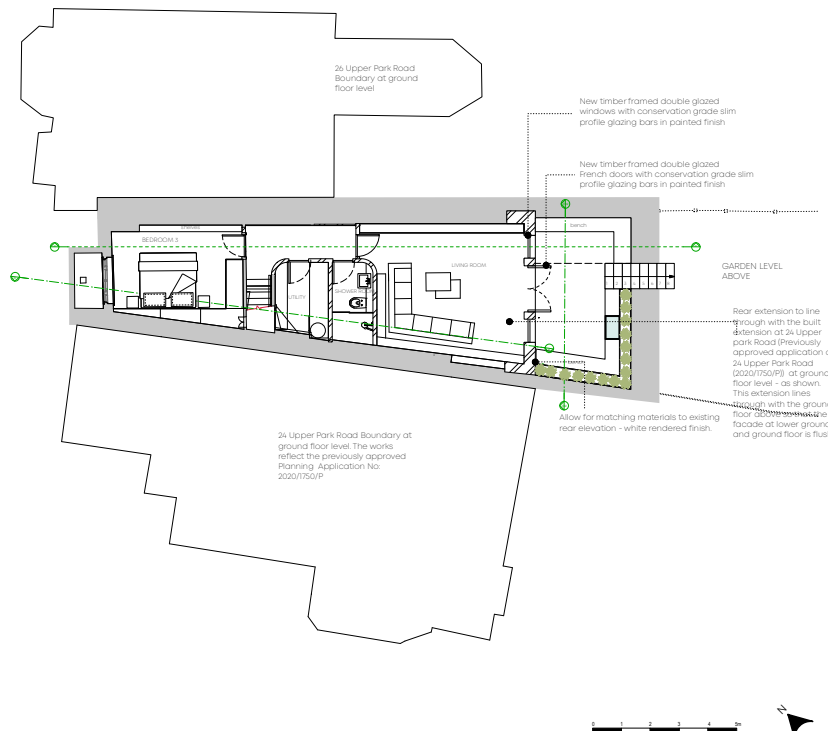
The intention at 26a Upper Park Road is to match the depth of this extension at lower ground and ground floor levels.

26A UPPER PARK ROAD



EXISTING LOWER GROUND FLOOR

NANCY GOULDSTONE ARCHITECTS	
The Vinograd, 26 Gloucester Ave, Penthouse 105, N16T 1G6 Highgate, North Sydney NSW 1585 02 9550 6666 nancygoaldstone.com.au	
Project	26a Upper Park Road, NW3
Drawing Title	Existing Lower Ground Floor
Scale	1:100 @ A3
Status	PLANNING
Drawing Number	138-PL-EX00-00
Revision	
Date	10.03.2022
Notes	NOT FOR CONSTRUCTION
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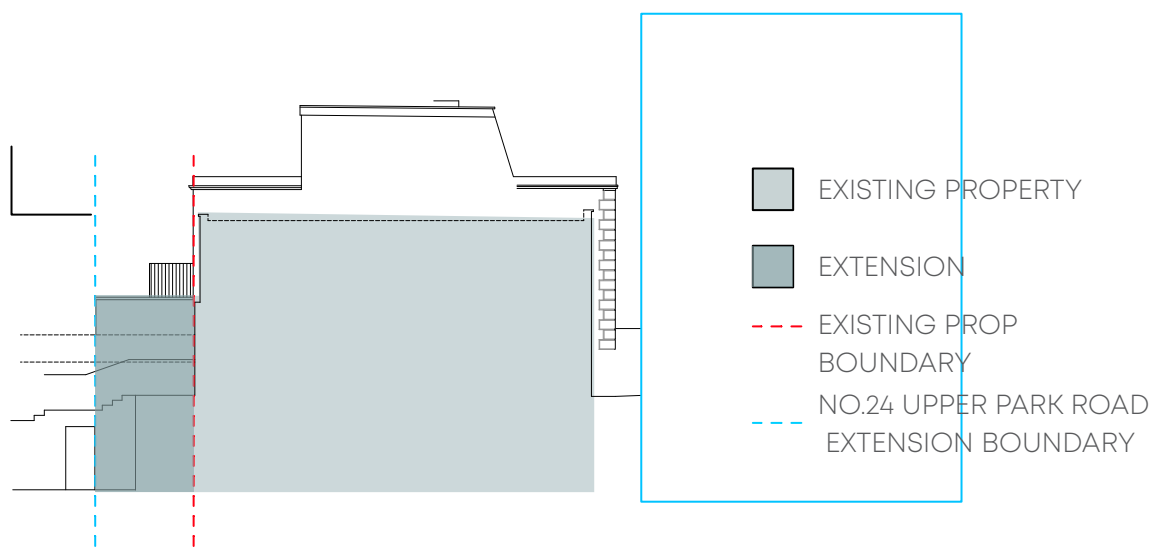
PROPOSED LOWER GROUND FLOOR

NANCY GOULDSTONE ARCHITECTS	
The Vinograd, 26 Gloucester Ave, Penthouse 105, N16T 1G6 Highgate, North Sydney NSW 1585 02 9550 6666 nancygoaldstone.com.au	
Project	26a Upper Park Road, NW3
Drawing Title	Proposed Lower Ground Floor
Scale	1:100 @ A3
Status	PLANNING
Drawing Number	138-PL-GA00-00
Revision	
Date	14.03.2022
Notes	NOT FOR CONSTRUCTION
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06. THE PROPOSAL

Rear extension

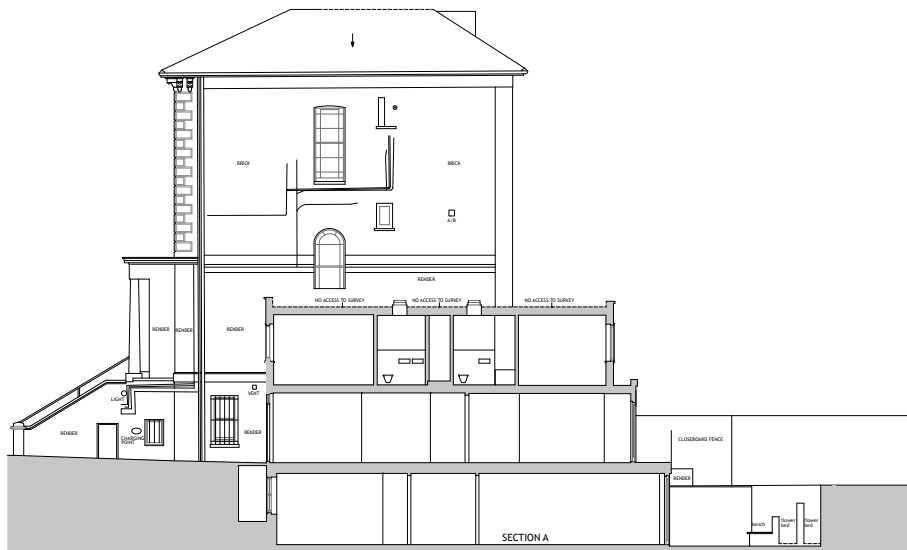
A modest rear extension is proposed at ground and lower ground floor levels that will sit in line with the ground floor extension recently constructed at 24 Upper Park Road. The intention is to match all aspects of the sizing and location of the elements of the rear extension at 24 in terms of the width, depth and the balcony and flat roof light on the associated first floor flat roof above the extended area.



Small balcony and roof light at first floor level

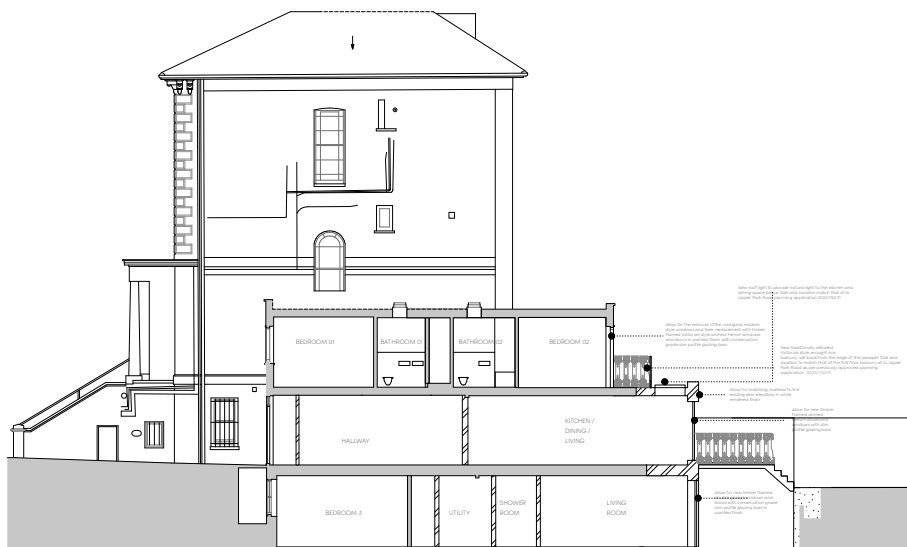
A small balcony and flat roof light matching the size and location of the house at 24 Upper Park Road is proposed. The balcony will improve the amenity of the first floor bedroom and the roof light will provide better levels of natural light to the ground floor living room and proposed kitchen area.

Improvements to the existing building



EXISTING SECTION AA

NANCY GOULDSTONE ARCHITECTS	
The Workshop, 26 Gloucester Ave, Penthouse 105, NW1 7DB info@nancygouldstone.com 0207 2616004 - 07963 399966	
Project:	26a Upper Park Road, NW3
Drawing Title:	Existing Section AA
Scale:	1/100 @ A3
Status:	PLANNING
Drawing Number:	138-PL-EX06-00
Revision:	
Date:	10.03.2022
Notes:	NOT FOR CONSTRUCTION
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PROPOSED SECTION AA

NANCY GOULDSTONE ARCHITECTS	
The Workshop, 26 Gloucester Ave, Penthouse 105, NW1 7DB info@nancygouldstone.com 0207 2616004 - 07963 399966	
Project:	26a Upper Park Road, NW3
Drawing Title:	Proposed Section AA
Scale:	1/100 @ A3
Status:	PLANNING
Drawing Number:	138-PL-PA06-00
Revision:	
Date:	10.03.2022
Notes:	NOT FOR CONSTRUCTION
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The intention is to significantly improve the appearance of the existing building in keeping with the Conservation area guidelines.

This will be achieved on the front elevation with:

- New traditional, white framed windows two over two panes design with projecting sills, set back from the facade line in keeping with Victorian building practice to prevent water ingress.
- Replacement of the stainless steel hopper and downpipe with traditional black wrought iron items.
- Addition of properly detailed plasterwork parapet.

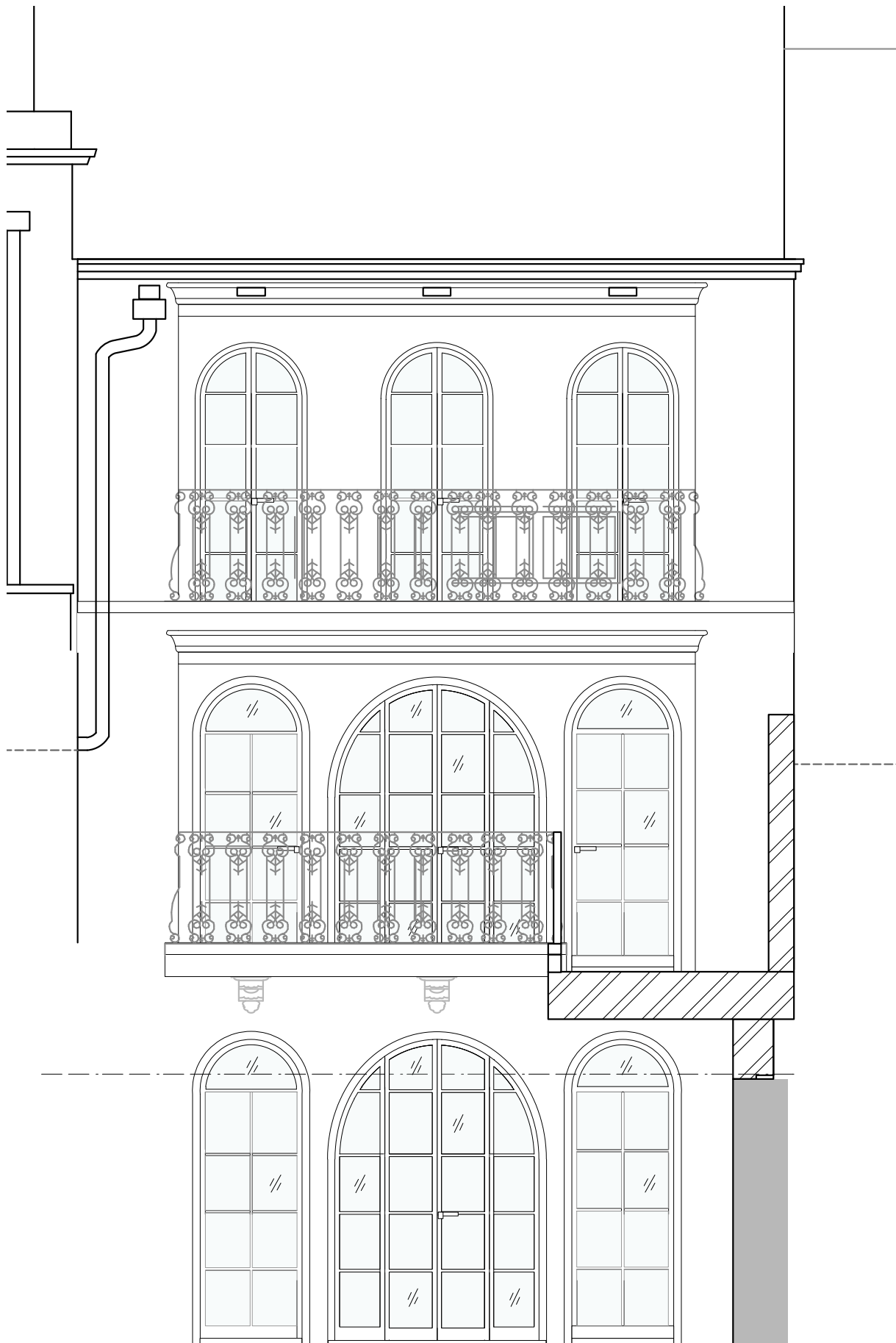
Improvements to the existing building



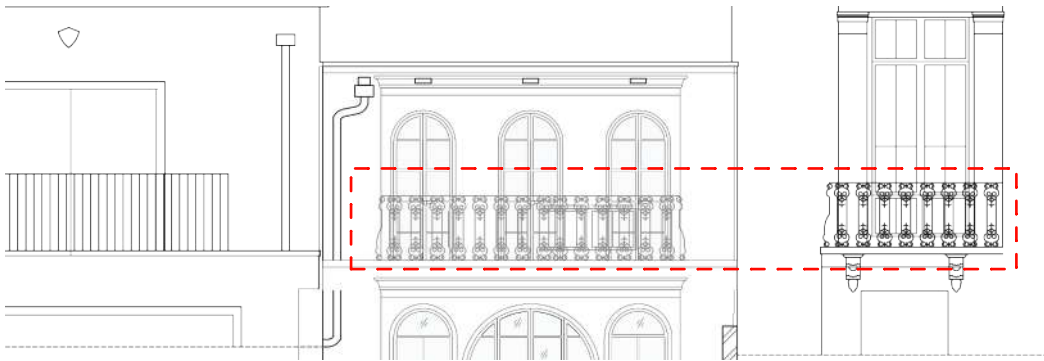
The intention is to significantly improve the appearance of the existing building in keeping with the Conservation area guidelines.

This will be achieved on the rear elevation by:

- Respecting and maintaining the existing extent on both sides and the vertical location of the windows and doors.
- Italianate style heritage architecture in keeping with the historic pattern of development of Upper Park Road.
- All windows and new doors to be timber framed traditionally detailed Victorian style in painted finish.
- The existing rhythm of the development is maintained by keeping the windows and doors in the same line.
- The prevailing scale and mass of the building is in keeping with the area as evidenced by the extension at 24.
- Addition of properly detailed plasterwork parapet.
- Addition of raised stucco headers and plasterwork slightly projected framing design to add interest and heritage detail to the rear facade around the new windows and doors at lower ground and raised ground floor levels.
- Addition of wrought iron railings in Victorian style in keeping with the parent house at 26 Upper Park Road.
- Maintaining the existing white rendered finish but making good to all areas.
- Replacement of the existing stainless steel hopper and downpipe with traditional black wrought iron items in keeping with Conservation area guidelines.
- A green roof is proposed to the new portion of flat roof that is not to be used as a balcony space at first floor level



26A UPPER PARK ROAD



Traditionally detailed wrought iron balustrades proposed instead of the existing modern glass balustrades.

Proposed to be similar to that of 26 Upper Park Road



Stucco plasterwork framing the windows and doors at 26 Upper Park Road

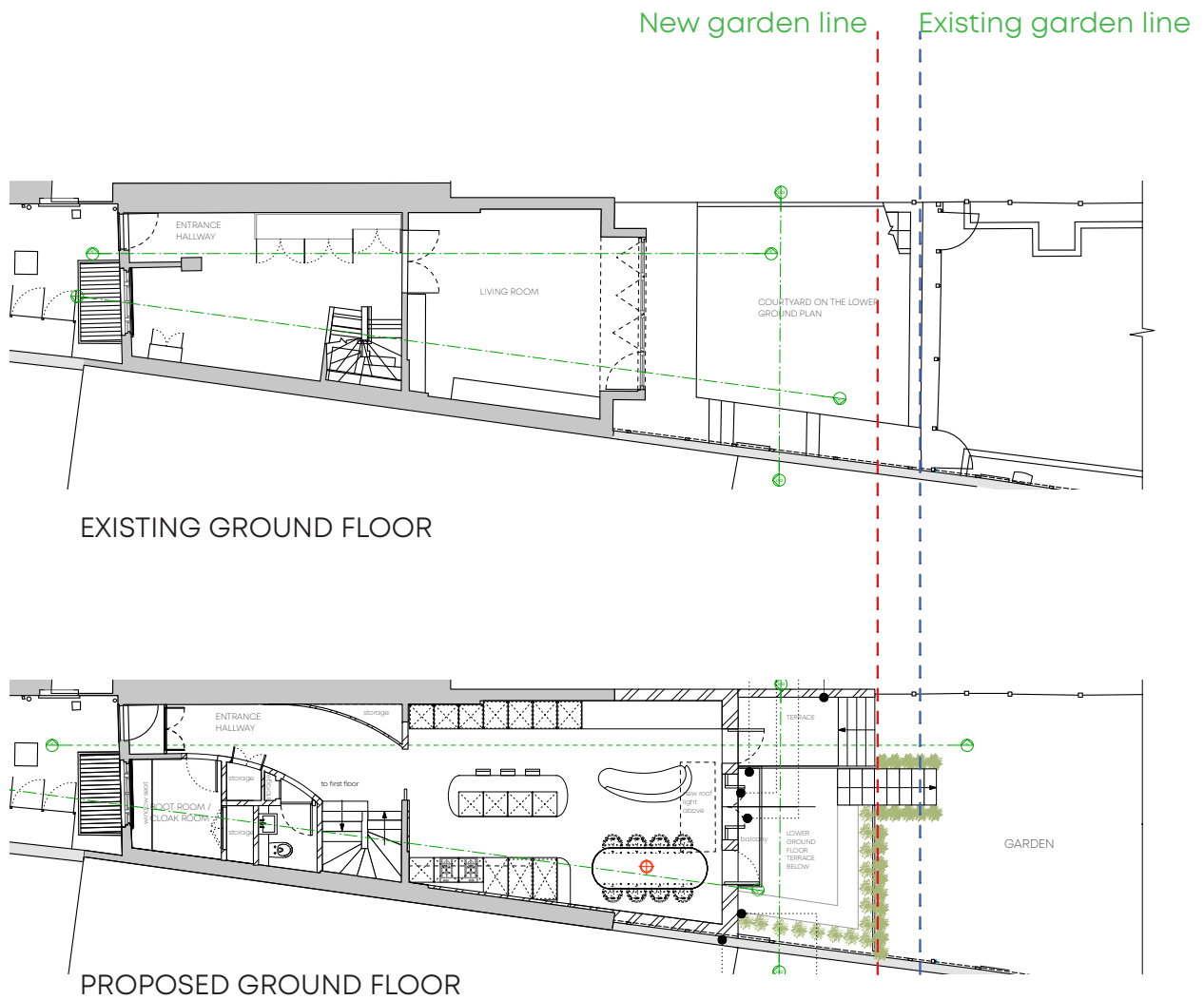
Similar plasterwork detailing proposed for 26a Upper Park Road

Usage

The use of the dwelling will not change and it will remain as a single residential dwelling house (C3).

Garden

The proposed design both retains the existing garden and increases the size of the garden at ground floor level by almost 1.2m and achieves the recommendation of the Conservation area guidelines to create a general feeling of openness. The intention is to keep the existing plant life and replant as necessary to accommodate the new garden arrangement.



The new design of the courtyard garden at lower ground floor and the ground floor garden gives an extra almost 1.2 m of space to the main portion of the garden.

Existing and proposed show the difference between the two schemes.

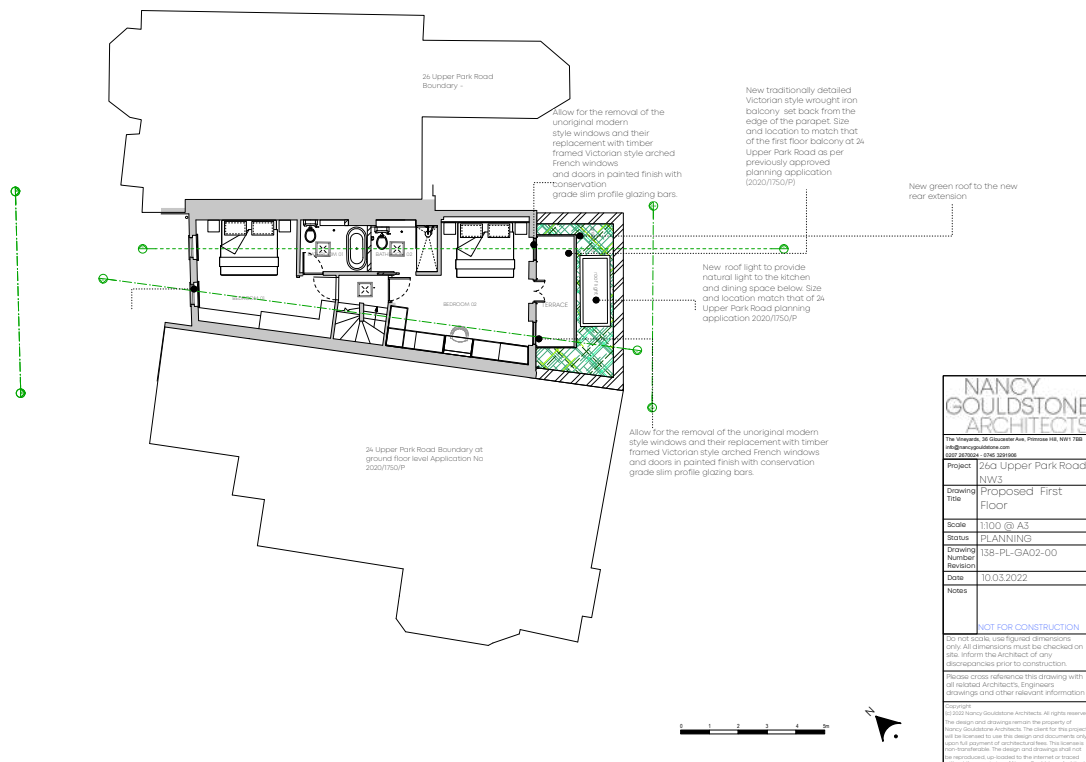
Trees

No trees will be affected by the development as the proposed rear extension sits within the area that is already formed and built upon in the courtyard / flower bed area

Overlooking, privacy, daylight and sunlight

No new overlooking conditions are created by the extension. At present, there are already doors and windows facing outwards from the property in the same direction that the new windows and doors will be located in the extension.

The small new balcony at first floor level only projects just over a metre from the existing facade. This matches the balcony depth and location of that at 24 Upper Park Road - recently constructed as per the approved planning application 2020/1750/P. The views from this balcony both to 24 and 26 will be similar than is currently available via the first floor windows.





View from the current first floor window to the garden at 26 Upper Park Road



View from the current first floor window to 24 Upper Park Road

07. ASSESSMENT

The main considerations as part of the proposal are:

- > Design
- > Amenity
- > Amount
- > Scale
- > Landscape
- > Appearance

DESIGN:

Please see 'Section 06 - The Proposal' which deals with the design of the property in relation to planning policy.

AMENITY:

No properties will suffer loss of daylight or sunlight as the extension is only single storey above ground level and lines through with the existing line of 24 Upper Park Road

The existing garden wall and fencing dividing the house and garden from 24 and 26 Upper Park Road is to be retained or in one area rebuilt at the same height to prevent overlooking and maintain privacy between the two properties.

AMOUNT:

The use of the dwelling will not change and it will remain as a single residential dwelling house (C3).

LANDSCAPE:

The landscaping at the front of the property will not be altered.

To the rear, the design reinstates a more traditional arrangement by increasing the length of the garden by over a metre and removing the modern concrete flower beds. A greater sense of openness will be created. There will be an increase of usable amenity space by reducing the current stepped planters and extending the garden.

No changes to the trees are proposed.

APPEARANCE:

The front of the property responds to the existing streetscape and the conservation area within which it is located so the proposal is to maintain the attractive appearance of Upper Park Road. No changes are proposed to the construction of the front elevation.

The proposal seeks to upgrade the existing First Floor windows with timber framed sash windows in painted finish with conservation grade slim profile glazing bars for a more traditional appearance along with projecting sills as per a traditional Victorian design.

The unoriginal style stainless steel downpipe and hopper is to be replaced with a black wrought iron traditionally styled item.

A plasterwork parapet is to replace the existing flat leadwork flashing parapet, so that the house reads more sympathetically to the cadence of the Conservation area.

The rear elevation proposes to add traditional Italianate Victorian details throughout including traditionally detailed timber frame windows and doors, stucco plaster work and heritage style downpipe and hopper. The design keeps the existing rhythm of the house - maintaining the location of the extent of the windows and doors but upgrading them so that they are detailed using heritage designs. Instead of the existing modern looking glass balustrades with visible metal plug fixings the balustrades are to be wrought iron in traditional style, similar to 26 Upper Park Road.

08. ACCESS

Pedestrian and vehicular access remains unchanged to the property. Circulation within the dwelling is Improved by virtue of increased floor space on the ground floor living areas which will enable less ambulant users to manoeuvre more freely and future adaptations and aids to be fitted without compromising the functionality of the spaces.

09. RELEVANT POLICIES REFERENCED IN THIS APPLICATION & THE

DESIGN OF THE SCHEME

The property lies within the Parkhill and Upper Park Conservation Area; reference has been taken to the various Planning documents:

> Parkhill and Upper Park Conservation Area Appraisal and Management Strategy
(adopted 11 July 2011)

The management strategy of the Parkhill and Upper Park Conservation Area Appraisal requires development proposals to preserve or enhance the character or appearance of the Conservation Area

> HOME IMPROVEMENTS - Camden Planning Guidance
(January 2021)

> Camden Planning Guidance - Amenity
(January 2021)

DESIGN

Policy A1 of the Camden Local Plan 2017 seeks to ensure that the amenity of communities, occupiers and neighbours is protected and the development contributes towards strong and successful communities by balancing the needs of development with the needs and characteristics of local areas and communities with visual and outlook as a main factor. Policy D1 seeks a design that respects local context and character while preserving or enhances the historic environment and heritage assets in accordance with Policy D2 Heritage. The proposal must integrate well with the surrounding streets and open spaces, improving movement through the site and wider area with direct, accessible and easily recognisable routes and contributes positively to the street frontage.

HERITAGE

The Council will only permit development within conservation areas, and development affecting the setting of conservation areas, that preserves and where possible enhances the character and appearance of the area in line with Local Plan policy D2 and the NPPF. Conservation area designation is a way to recognise the importance of the quality of an area as a whole, as well as giving some protection to individual buildings within it. Conservation areas are not designated to stop all future development or change but to ensure that change is managed to conserve and where possible enhance the historic significance of the area as a whole.

EXTENSIONS AND ALTERATIONS

Alterations should always take into account the character and design of the property and its surroundings. Rear extensions should be designed to be secondary to the building being extended, in terms of location, form, scale, proportions, dimensions and detailing. In order for new extensions to be subordinate to the original building, their heights should respect the existing pattern of rear extensions, where they exist. The width of rear extensions should be designed so that they are not visible from the street and should respect the rhythm of existing rear extensions.

LOCAL AND NATIONAL POLICY

As referenced throughout this statement, the development has considered closely current local planning policy guidelines. Creating large habitable rooms, and maximising natural light and ventilation is in response to national policies such as 'Lifetime Homes' which are to create more flexible and adaptable houses with increased living spaces suited to the changing needs of our population and meeting more sustainable ecological targets.