

Design, Access, and Heritage Statement

Proposed single storey rear extension

19A Montpelier Grove London

NW5 2XD

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Prepared By:

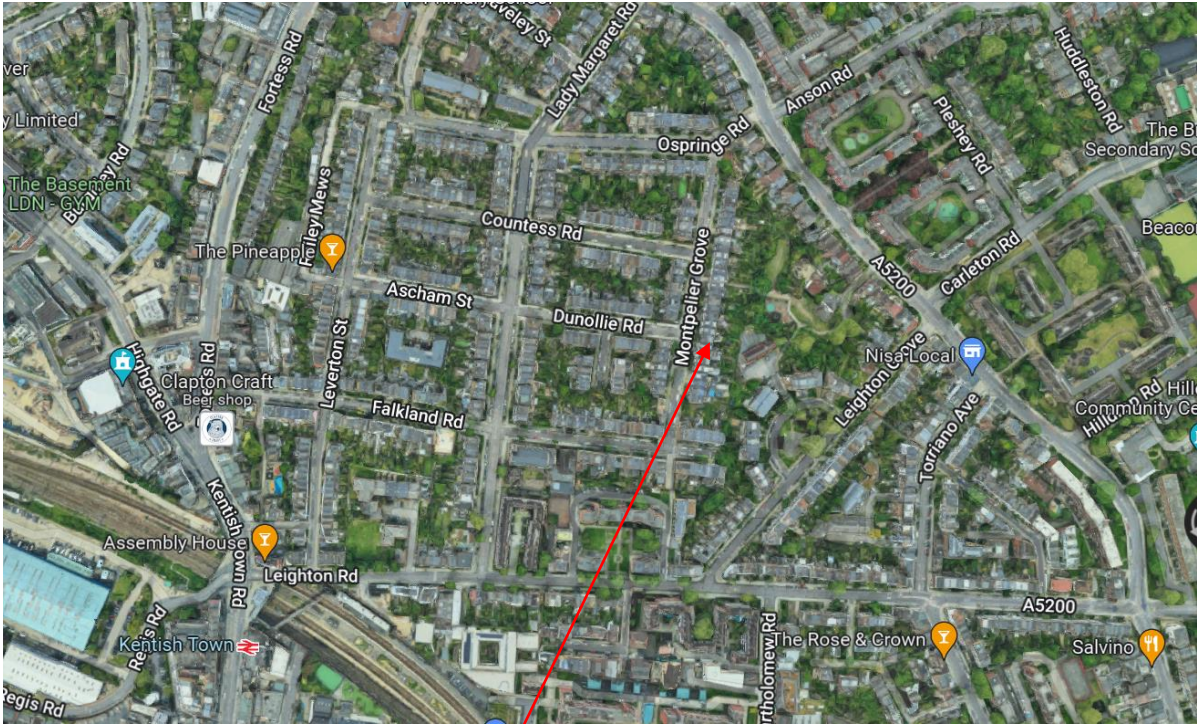
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19A Montpelier Grove

Table of Contents

1.0 Introduction	4
1.1 PURPOSE OF THE REPORT	4
2.0 Site and Context	4
3.0 Design.....	4
3.1 LAYOUT AND EXISTING PROPERTY USAGE	4
3.2 LAYOUT AND PROPOSED PROPERTY USAGE	4
3.3 LANDSCAPE.....	5
3.4 MAINTENANCE	5
4.0 Access Statement.....	5
4.1 INTERNAL CIRCULATION	5
5.0 Heritage Statement.....	5
5.1 NATURE OF THE ASSET	5

1.0 Introduction

1.1 PURPOSE OF THE REPORT

This report provides information regarding the '19A Montpelier Grove, London' site.

The report is about the site context, existing property condition, proposed layout for extending the flat's layout at the rear side, and information required for submission for planning approval.

2.0 Site and Context

The site lies on Montpelier Grove situated within the Kentish Town Conservation area. The property is a three-storey with a loft conversion and front dormers, an early nineteenth-century terrace building typically in stucco and brick, period sash windows and a tiled pitched roof converted into flats.

3.0 Design

3.1 LAYOUT AND EXISTING PROPERTY USAGE

This property is a residential flat located in 19A Montpelier Grove within a converted early Victorian terrace house; it is a one-bedroom residential flat on the ground floor with access to a private rear garden. The proposal is an alteration to an existing planning approval reference number: 2019/6063/P

3.2 LAYOUT AND PROPOSED PROPERTY USAGE

The proposed layout is a residential flat showing the location of the kitchen and is to add approximately 17.20 m² internally to create a dining/living room space.

The depth and shape of the proposed rear extension have been designed to allow the development of the activities required and with consideration to the relationship with its boundaries and neighbouring properties.

3.3 LANDSCAPE

Landscape Our client has chosen to use a green roof over the new extension to enhance the experience of the neighbouring flats.

3.4 MAINTENANCE

The choice of materials has been thought-out for ease economy in maintenance.

The scale of the development allows easy access for maintenance purposes.

The rear garden is an attractive external space that is also easily maintained

4.0 Access Statement

4.1 INTERNAL CIRCULATION

The current setting of the properties in the street and internal change of level to the rear does allow access to wheelchairs to the new extension with a minimum of obstacles.

5.0 Heritage Statement

5.1 NATURE OF THE ASSET

The property it's a beautiful example of an early Victorian terrace house, the intervention is only at rear and the use of materials and finishes we assert it enhances the views from the neighbouring properties and contributes to the ecosystem of living species by means of growing plants on the roof. Our proposal will have no detrimental impact on any archaeological, architectural, artistic, or historic interest and its design intends to keep harmony with its surroundings