Design & Access Statement

Project: Extension & Alterations
at 4 Montpelier Grove

Reference: 2102_A_R005

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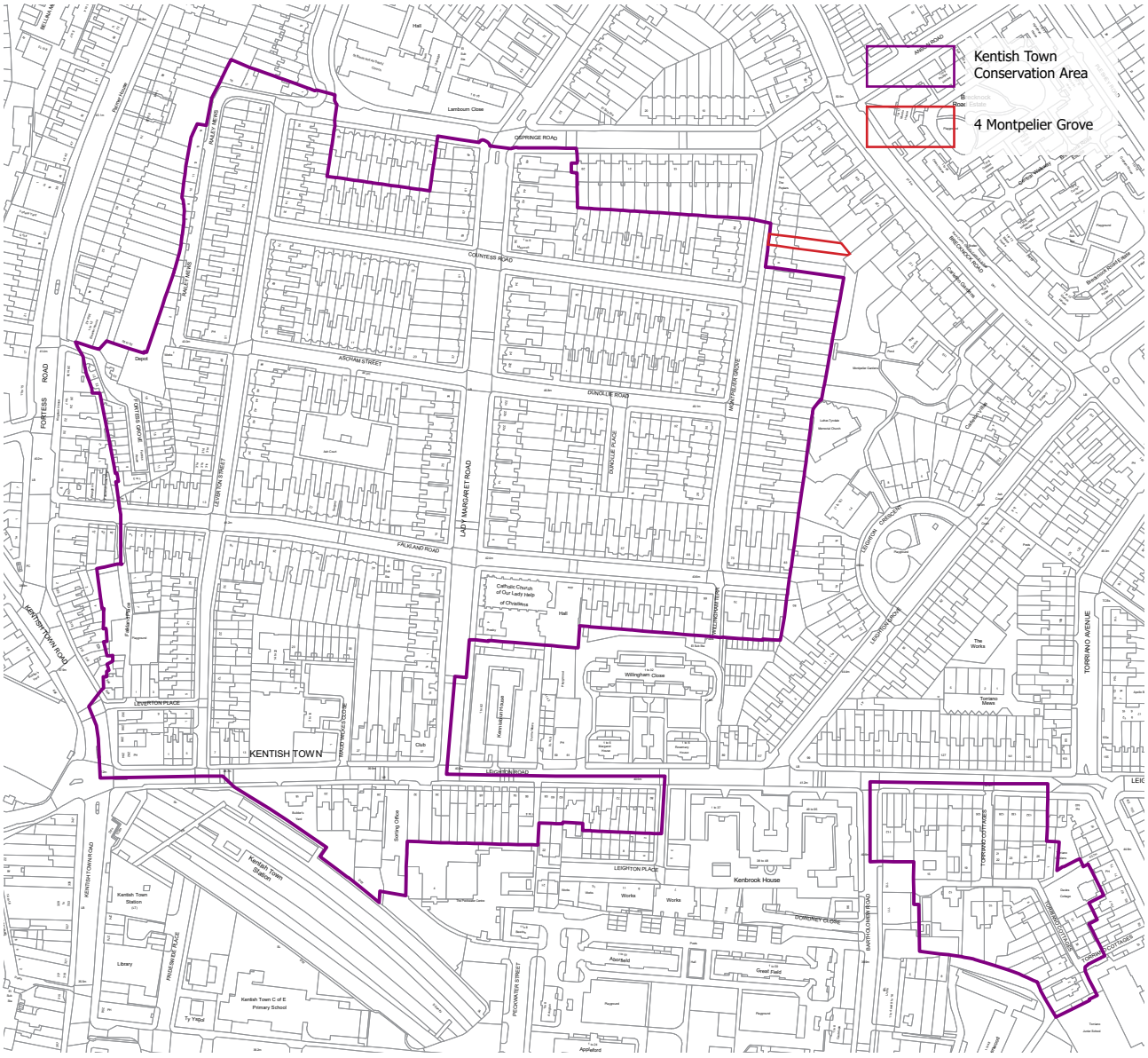
[Fig.01] View of Existing Ground Floor Bay Window - To Centre-Left of Image

1.0 The Proposal

The existing property is a Lower and Upper Ground floor Maisonette flat set at the bottom of a 5-storey terraced town-house located on the North-Eastern side of Montpelier Grove. The building appears to be a London Stock Brick-Built Victorian Property.

For the avoidance of doubt, 4 Montpelier Grove is not located within the Kentish Town Conservation Area Boundary, but sits outside of its North-Eastern boundary. The proposed scheme does not feature any works to the front of the property, all proposed works are to be to set to the rear, as such, the proposal does not impact the adjacent Conservation Area.

The applicant wishes to create a single storey 'L-shaped' infill side and rear extension to the lower ground floor, as well as upgrading the existing Upper Ground Floor rear projection; referencing a pattern of development which continues along Montpelier Grove (Please refer to Section 3.0). The proposed works on the upper ground floor, comprise the demolition of the existing conservatory and the removal of the existing flat roof, to be upgraded with a brick built rear projection with a new parapet roof. The extensions and alterations aim to improve the quality of Bedroom spaces in the property, as well as opening up the lower ground floor to provide a better living space, as a family home.



[Fig.02] Kentish Town Conservation Area showing 4 Montpelier Grove

2.0 Design

The proposal has been designed to sit comfortably within the existing building and the wider context, while being articulated honestly as good quality additions to the building fabric. The form and materials of the design avoid any negative effects on the surrounding buildings and context.

The scheme creates additional internal space at ground floor level, improving living spaces to better suit the needs of the owners. The proposed ground floor extension in-fills the existing area adjacent to the rear projection of the building and extends to the rear referencing the neighbouring property building line at no.5 Montpelier Grove.

Generous glazed doors and a series of roof-lights in the proposed lower ground floor extension will provide good levels of daylight to the internal spaces. The addition of a roof-light to the rear living space will increase daylight levels to the heart of the lower ground floor. The new building fabric will be highly insulated to improve comfort levels and help minimise the energy demand of the property.

It is proposed that the new external walls at ground level be finished in brick to match the existing.

All proposed works at 4 Montpelier Grove were designed in-line with Camden's Home Improvements Planning Guide SPD. The key relevant policies to the proposal are listed in the table below:

CPG Planning Policy (Reference No.)	Proposed Works
Materials (p. 36)	Proposed Materials should be contextual, resilient and durable. **- Proposed materials are consistent with the existing property and will be specified to a high standard.**
Extensions (p. 40-41)	Proposed rear extension should be subordinate to the building being extended, in relation to its location, form, footprint, scale, proportions, dimensions and detailing, whilst being carefully scaled in terms of its heigh, width and depth; **- Proposed lower ground floor extension is proposed to reflect the same eave level and roof-line of the neighbouring property at no. 5 Montpelier Grove and is subordinate in scale with the main building.** Ensure your extension complies with Building Regulations for energy efficiency measures; **- Proposal features highly insulated walls, floors and ceilings, with glazing to maximise natural daylight while restricting high solar heat gains.** Ensure the extension complies with the 45 degree test and 25 degree test as set out in the Amenity CPG – or demonstrate BRE compliance via a daylight test; **- Proposal does not encroach on the BRE daylight lines drawn at an angle of 45 degrees from the midpoint of the neighbours closest window. Please refer to section 4.0.** Ensure the extension has a height, depth and width that respects the existing common pattern and rhythm of rear extensions at neighbouring sites; **- Proposal reflects pattern of development along Montpelier Grove at both sides of the road, including properties set within the Kentish Town Conservation Area.**

CPG Planning Policy (Reference No.)	Proposed Works
External Alterations, Windows and Doors (p. 56)	New windows and doors should generally be designed and composed of materials and finishes sympathetic to the original window and/or doors to the building; - **Proposed windows are to be complementary to the existing main building, in scale and frame.**
Roof & Roof-lights (p. 60-61)	The proposed development should utilise materials that visually blend with or match the existing building materials should be considered; - **Proposed scheme features two new roofs that will be constructed utilising a flat roofing system similar to the finish of the neighbouring property at no. 5 Montpelier Grove. The lower ground floor roof will also feature a green roofing bed which will visually blend with the garden when viewed from above.** They should not protrude more than 0.15m beyond the plane of the roof slope; - **Proposed roof-lights sit 0.15m above the proposed roof plane.**
Gardens (p. 71)	For rear gardens you are advised to consider permeable surfaces for patio areas or raised timber boards which would allow the soil to continue living underneath; - **Proposed terraced areas are to be constructed with permeable paving.**

[Fig 0.3] View of Existing Rear Building Projection

3.0 Precedents

A number of schemes of similar scale have been approved in recent years at properties along Montpelier Grove and in the immediate area. In particular, extensions at the following properties should be noted:

5 Montpelier Grove

- 2016/0108/P
- Erection of a two storey rear extension at lower ground and upper ground floor level, and replacement of window with French door and replacement window at lower ground floor level to flat (Class C3).
- Granted (15/03/2016)

17 Montpelier Grove

- 2021/1484/P
- Erection of single storey side and rear extension, including extension to existing terrace.
- Granted (18/06/2021)

8 Montpelier Grove

- 2020/1824/P
- Erection of single storey side extension at rear, insertion of 2no roof-lights to rear outrigger, replacement of windows at rear ground floor with sliding doors.
- Granted (28/07/2020)

19A Montpelier Grove

- 2019/6063/P
- Erection of single storey rear extension.
- Granted (05/05/2020)

4.0 Skylight & Sunlight

The proposed works have been designed to avoid any negative impact on the skylight or sunlight available to neighbouring windows or external spaces.

As per the BRE Guide (Site layout planning for daylight and sunlight), the extension does not lie within the 45 degree angle of any neighbouring windows/ patio doors in either plan, nor elevation and so will not have a negative impact on lighting levels for surrounding properties.

[Fig 0.4] Proposed Rear Elevation & Daylight to Neighbouring Property

5.0 Green Roof Strategy

The proposal includes a green roof to the lower ground floor. The incorporation of green/blue or brown roofs is encouraged by Camden Council, as outlined in the Camden Planning Guidance: Energy efficiency and adaptation. Green roofs can also increase the biodiversity of an area and are beneficial for slowing rainwater run-off in a built up area such as in the area of the proposed site.

An extensive sedum roof has been chosen over an intensive or semi-intensive green roof, due to the constraints on roof depth at lower ground floor level, namely keeping the height of the extension to below the existing party walls while allowing appropriate headroom to the internal space. The choice of greening the roof of the lower ground floor extension and not the ground floor extension has been made because the lower ground floor roof is accessible from the property, whereas the ground floor roof is not.

The sedum roof is naturally self-sustaining, but will need to be maintained once or twice a year. Access will be provided for maintenance only, to avoid overlooking of neighbouring properties, and a lifeline system will be incorporated as a fall restraint for safety.

6.0 Flood Risk

The Environment Agency's flood risk maps show the area to be at no risk of flooding by Sea, Rivers or Reservoirs. The proposals will have no detrimental effect on the overall drainage condition of the property or the site. The green roofs proposed will enable efficient drainage and reduce storm-water runoff within the urban environment.

7.0 Sustainability

The external fabric of the rear extension will be constructed to provide high levels of insulation, minimising the overall energy requirement of the property. As part of the works, the new roof-light featured in the extension will promote the amount of natural light and ventilation that reaches the Ground Floor, which will reduce the need to artificially light or ventilate them.

8.0 Access

Access to and from the property will remain as existing. Internally, generous habitable room sizes and circulation areas allow for ease of access and use.

9.0 Parking Provision

Parking is on street and will remain unchanged by these proposals.

10.0 Trees

The proposal requires the removal of a single small and immature tree (T1) to the rear of the property. Please refer to drawings '2102_E008_Bock Plan_As Existing' and '2102_A008_Block Plan_As Proposed'.

The clients plan to re-landscape and replant the upper garden following the completion of building works, which will include replacement planting of multiple new trees as part of this scheme.