

NANCY  
GOULDSTONE  
ARCHITECTS

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26A UPPER PARK ROAD  
PLANNING STATEMENT

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JUNE 2022

REVISION A

## 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 new second floor roof extension set back substantially from the front facade and that lies lower than the adjacent coach house. It also includes a modest rear extension matching that of 24 Upper Park Road over the ground floor and an extension on the lower ground floor level using part of the existing terrace area at lower ground floor. These modest extensions will provide much needed extra 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 unoriginal 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 an open grassy layout.

## 3. DOCUMENTS:

The application consists of the following documents:

1. Planning consultant's covering letter
2. Full set of existing and proposed plans, sections and elevations
3. Planning Statement
4. Design & Access Statement
5. Site Plan
6. Photos
7. Computer generated views showing the front facade area & rear facade
7. Location Plan
8. CIL Questions