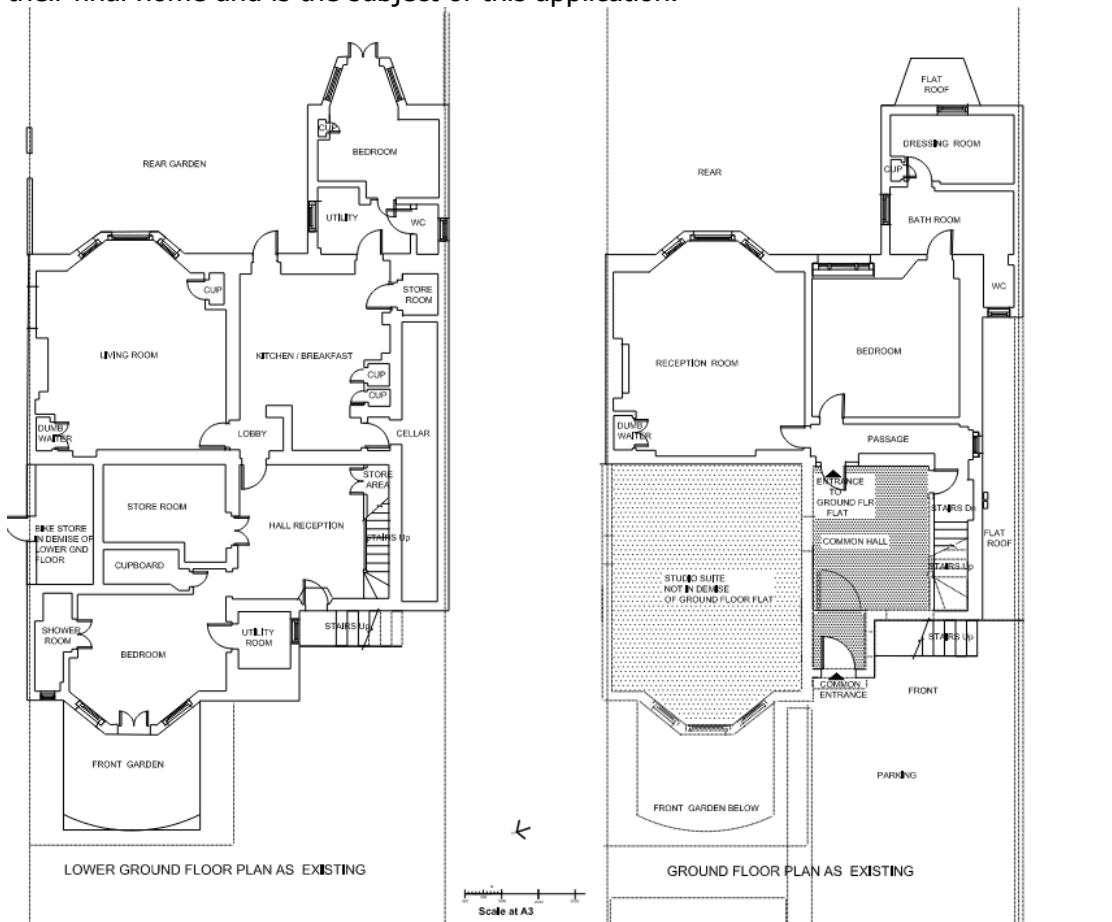


Design & Access Statement 70 Parliament Hill FLAT A NW3 2TJ
 Application for 2 New windows, one replacement window and two sets of French doors,
 demolition of single storey rear bay and installation of rear garden stairs to the Ground
 and Lower Ground floor maisonette- Flat A
 Self contained Flat A in Detached Property divided into four other units.

Design & Access Statement 70 Parliament Hill NW3 2TJ

Use

Number 70 is a detached red brick Victorian house constructed between 1880 and 1890 on the East side of Parliament Hill, a wide cul-de-sac, on the hill leading up to Parliament Hill Fields. The street runs approximately North South rising some 15M or so at the North end to 85.4M. No 70 is the penultimate property at the North end before the Heath. It is divided into five flats. A lower ground and ground floor maisonette on the Rear half of the ground floor and all of the lower ground floor. There are common parts and a studio 1 room flat in the front section of the ground floor and another in the front section of the first floor. There is a first floor one bedroom flat and a two floor maisonette on the second and third floors in the roof. The lower ground and ground floors (Flat A) will be purchased by a retired professional couple who live in the area for their final home and is the subject of this application.



The Flat comprises two floors *with three rooms currently in use as bedrooms, three reception areas, one kitchen, two bathrooms and five storage areas.*

Neale+ Norden Consultants
 February 2024

Design & Access Statement 70 Parliament Hill FLAT A NW3 2TJ
Application for 2 New windows, one replacement window and two sets of French doors,
demolition of single storey rear bay and installation of rear garden stairs to the Ground
and Lower Ground floor maisonette- Flat A
Self contained Flat A in Detached Property divided into four other units.

The new proposals are to carry out internal alterations and external alterations to the fenestration. At the rear it is proposed to remove the window at GF level dining area to form a pair of French doors with a new stair and landing down to the garden. To enlarge the existing shortened bay window to match the existing at lower ground .See rear elevation picture.



REAR ELEVATION

To enlarge the door opening to the lower ground rear proposed Bed 3 and insert a matching pair of French doors.

On the South side elevation at ground level the passage window has been blocked and gas meters installed externally. It is proposed to move the gas meters and reinstate the window.

Design & Access Statement 70 Parliament Hill FLAT A NW3 2TJ
Application for 2 New windows, one replacement window and two sets of French doors,
demolition of single storey rear bay and installation of rear garden stairs to the Ground
and Lower Ground floor maisonette- Flat A
Self contained Flat A in Detached Property divided into four other units.



SOUTH SIDE PASSAGE

On the North side elevation there is a storeroom and bike shed at lower ground level. It is proposed to remove the door and install a new window incorporating the space into the flat as an ensuite bathroom to Bedroom 1.



NORTH SIDE PASSAGE

Design & Access Statement 70 Parliament Hill FLAT A NW3 2TJ
Application for 2 New windows, one replacement window and two sets of French doors,
demolition of single storey rear bay and installation of rear garden stairs to the Ground
and Lower Ground floor maisonette- Flat A
Self contained Flat A in Detached Property divided into four other units.

There is an external staircase below the main front entrance to the building it is proposed to install a new window to the lower part of the front main wall of the house to bring light into the lower ground hall reception.



HIDDEN FRONT STEPS

Design & Access Statement 70 Parliament Hill FLAT A NW3 2TJ
Application for 2 New windows, one replacement window and two sets of French doors,
demolition of single storey rear bay and installation of rear garden stairs to the Ground
and Lower Ground floor maisonette- Flat A
Self contained Flat A in Detached Property divided into four other units.

Finally at the rear is a single storey bay window in poor repair which is a later addition.
It is proposed to remove the addition and install a pair of French doors in the opening
leading to the rear garden.



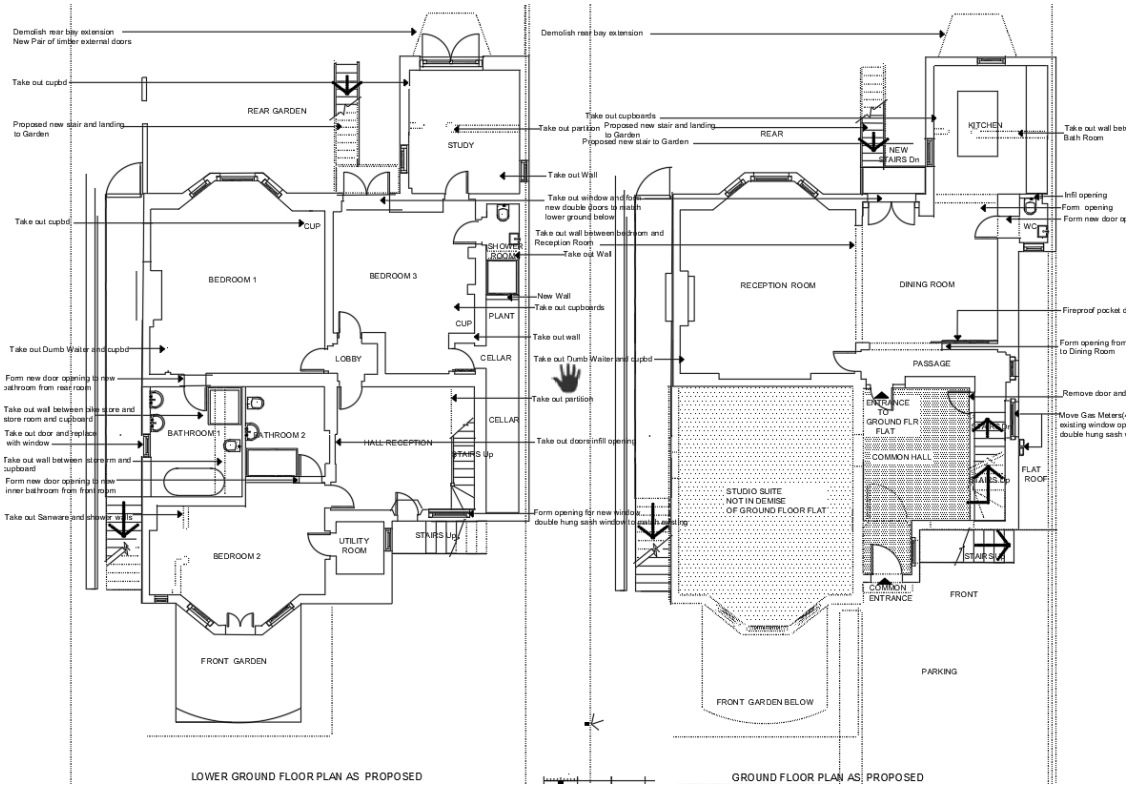
REAR ELEVATION

Layout

The proposed layout would result in three ensuite bedrooms, a study, a utility room and a hall/reception and cellar at lower ground floor with access to the rear garden from the spare bedroom and study.

The Ground floor would consist of a large double reception/dining room kitchen and cloakroom.

Design & Access Statement 70 Parliament Hill FLAT A NW3 2TJ
Application for 2 New windows, one replacement window and two sets of French doors,
demolition of single storey rear bay and installation of rear garden stairs to the Ground
and Lower Ground floor maisonette- Flat A
Self contained Flat A in Detached Property divided into four other units.



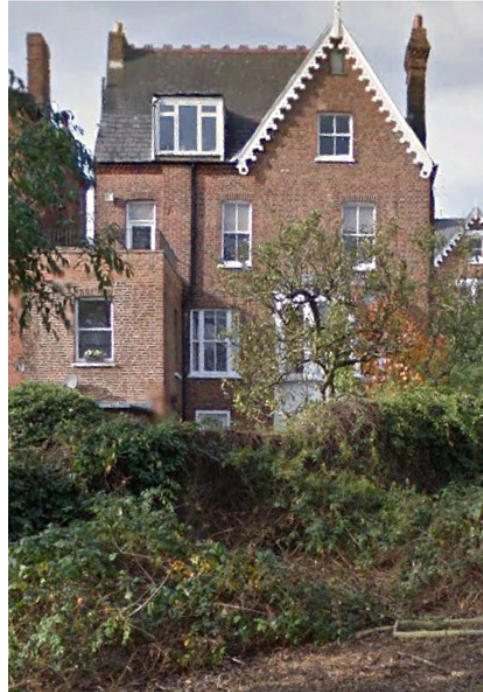
Scale

The intention of the proposal is to preserve and enhance the rear, front and side elevations.

Design & Access Statement 70 Parliament Hill FLAT A NW3 2TJ
 Application for 2 New windows, one replacement window and two sets of French doors,
 demolition of single storey rear bay and installation of rear garden stairs to the Ground
 and Lower Ground floor maisonette- Flat A
 Self contained Flat A in Detached Property divided into four other units.



Front Elevation Photo Existing



Rear Elevation Existing

The front elevation will remain unaltered save for the formation of the new lower ground window to the front steps which is not visible above ground floor level.

The rear elevation has three low level alterations, and two at rear ground as discussed in "USE" above. The proposals are for timber double hung sashes to match existing and Pairs of French Georgian style doors with the Ground floor pair leading to a traditional Cast Iron stairs and landing to the garden.



Design & Access Statement 70 Parliament Hill FLAT A NW3 2TJ
Application for 2 New windows, one replacement window and two sets of French doors,
demolition of single storey rear bay and installation of rear garden stairs to the Ground
and Lower Ground floor maisonette- Flat A
Self contained Flat A in Detached Property divided into four other units.

The intention is to satisfy the requirements of CS14 and DP24 with respect to local context and a high standard of design to both preserve and enhance the conservation area as set out in and CPG1

Landscaping

The proposals would require no major additional landscaping over and above that, that has been carried out on site already. The intention is to incorporate the removed bay space back into the rear garden.

There are no alterations proposed to the front landscaping save a tidying up of the Planting and repairs to the retaining walls. The rear garden will also be tidied up with new planting. The side steps down to the side passage will be overhauled and renewed where they have deteriorated and need repair. There will be adequate storage for bicycles in the existing covered side passageway. Bin stores will remain in the same position on the roof of the cellar to the South passageway.

With respect to **ES3** Biodiversity the proposals do not have any significant impact on the existing biodiversity of the existing front and rear gardens planting and trees. There is an existing full width 13.5M long rear garden. The rear half of which after the 13.5M belongs to the other flats.

Appearance

The proposals would not involve alterations to the upper external front elevations. The rear and side elevations would benefit from new windows and bringing more light into the property and better access to the outside amenities. The building is listed in the Southill Park Conservation Area 2 for a positive contribution to the special character and appearance to the area. The alterations are not considered to detract from that goal. The proposed alterations take account of SHP 7-10 regarding the use of materials, preservation of brickwork existing features and form. The replacement of windows is permitted in CPG1 4.7 and CPG 1 5. if they are sympathetic to scale and are not visually prominent.

Regarding **CC1** Climate change mitigation, the proposals do not fall within the requirement to provide an energy statement other than the new construction and internal alterations will conform to the higher insulation standards of the building regulations thus reducing carbon emissions and the use of materials with low body carbon content will further contribute to the same reductions.

Access

Access at the front door of the property would remain the same with the existing lower front escape door remaining. Rear access would be improved by the additional French doors and rear external stairs. The step up to the front door and stairs down to the side door would not be suitable for disabled access unless a stair lift, and ramps were

Neale+ Norden Consultants
February 2024

Design & Access Statement 70 Parliament Hill FLAT A NW3 2TJ
Application for 2 New windows, one replacement window and two sets of French doors,
demolition of single storey rear bay and installation of rear garden stairs to the Ground
and Lower Ground floor maisonette- Flat A
Self contained Flat A in Detached Property divided into four other units.

introduced. The hallways are of suitable width for wheelchair access and the existing windows are in the main low enough for opening access from a wheelchair.