

Design & Access Statement 28 Parliament Hill NW3 2TN

Application for formation of new 3rd floor roof extension, New window rear elevation, New lower ground floor rear extension and ground floor partial rear extension and ground floor roof balcony with rear spiral stair. New front entrance steps and side access stair. Change of use to Single Family Dwelling Semi Detached Property from old use of two flats.

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Use

Number 28 Parliament Hill is a Semi-detached Victorian house on the East side of Parliament Hill a wide cul-de-sac street, on a hill, leading to Parliament Hill Fields. The street runs approximately North South rising some 15M or so at the North end. No 28 is inset three houses from Nassington Road and the site runs into Nassington Road with a garage attached to the house within the boundary also accessed from Nassington Road. It is on the South side of a semi-detached pair. It was divided into two flats at some stage around twenty years ago but has been used as a single family dwelling with two kitchens for the same family. It has now been purchased by a professional couple who wish to use it as their main residence and change it back to a single family dwelling. The house comprises four floors with seven rooms currently in use as bedrooms, two work from home studies, two kitchens and three bathrooms and a shower room. There is an existing ground floor wooden rear balcony with stairs going down to the garden which slopes some 2M towards the rear boundary.

There is an existing flat roof accessed from a stair in the second floor which uses the whole roof as a roof terrace. The stair is housed in an enclosure to give a door onto the roof. The gable wall has been raised to accommodate this and the roof has an existing brick parapet at over 1m high on all sides. There are two rooflights in the roof that have been felted over in the past.

The new proposals are to form a mansard roof with a valley gutter at the front in accordance with Camden's Design Guidelines with a large single room with folding doors at the rear leading onto a more modest roof terrace.

At lower ground level a 3M long extension is proposed to house an exercise area and an indoor swimming pool. This is feasible because all the load bearing walls in the property were underpinned to a depth of 6M in 1997.

At ground floor rear it is proposed to extend the existing kitchen to the line of the 3m extension below, but not over the full width. The remaining width will form a balcony with spiral stair access to the garden below.

At the front of the house the front door is accessed by a bending stair which was an alteration to the original front steps done in 1996. The proposal is to reinstate the steps to their original form.

All other alterations are internal and comprise removing walls or forming new openings. There is a new lift servicing all floors sited at the rear of the stair well.

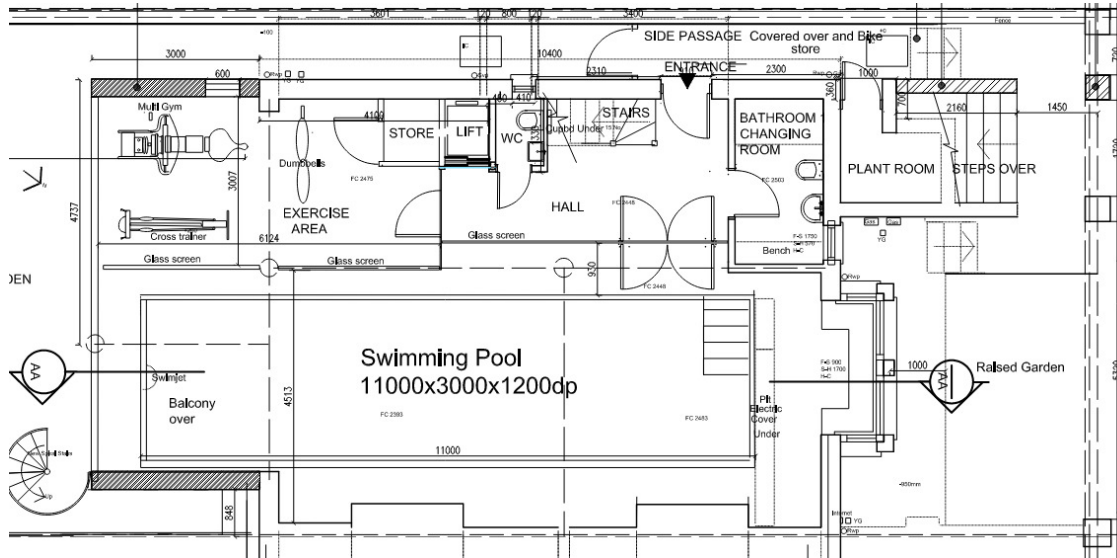
Layout

The proposed layout would be for the **Lower ground floor** to be for functional use with the pool, an exercise area, shower and changing room, lift and plant room. There is a large garden with patio areas. The side passage is partially enclosed and will form a bike store and side garden access.

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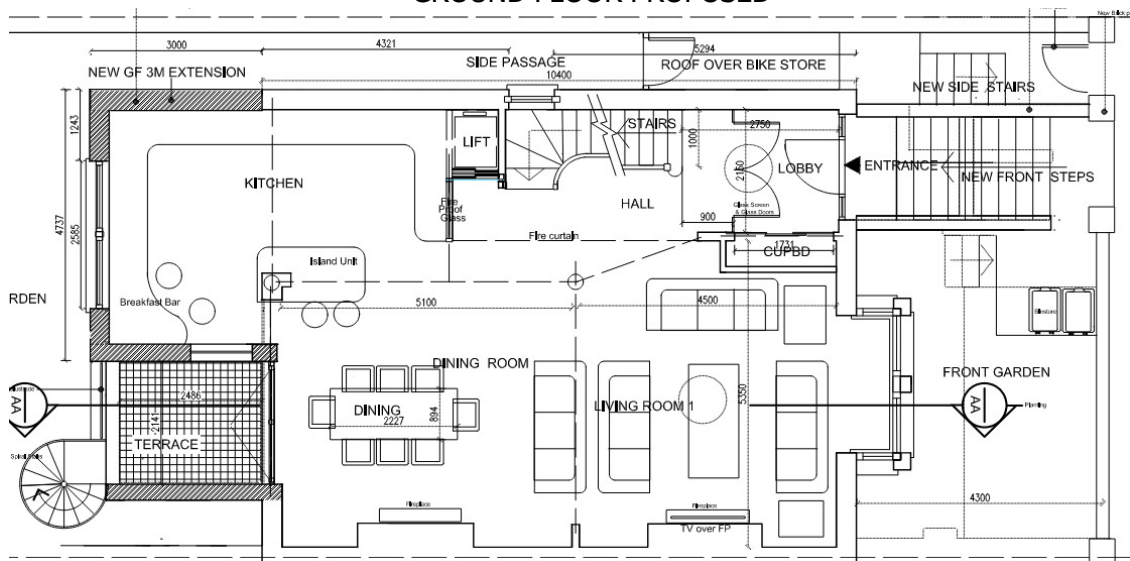
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LOWER GROUND FLOOR PROPOSED



The **Ground floor** will have a new straight stair entrance from the street and an internal entrance lobby with a clothes cupboard leading onto an open plan area of living dining space with an extended kitchen to the rear. The rear dining area will lead onto a modest roof terrace with a spiral stair leading down to the lower ground floor and garden externally.

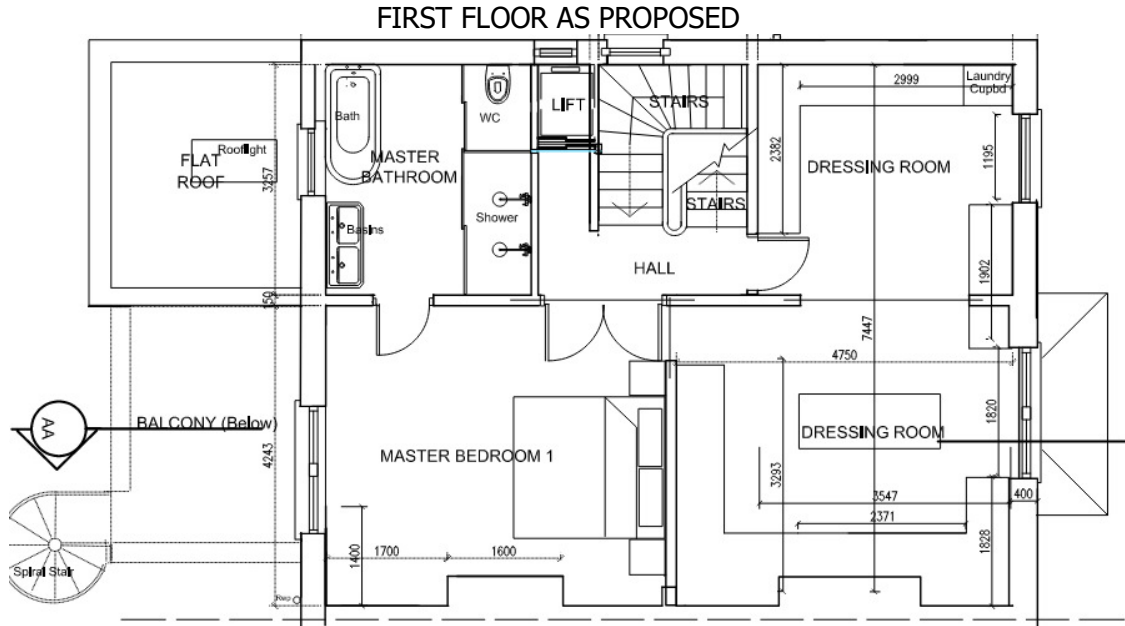
GROUND FLOOR PROPOSED



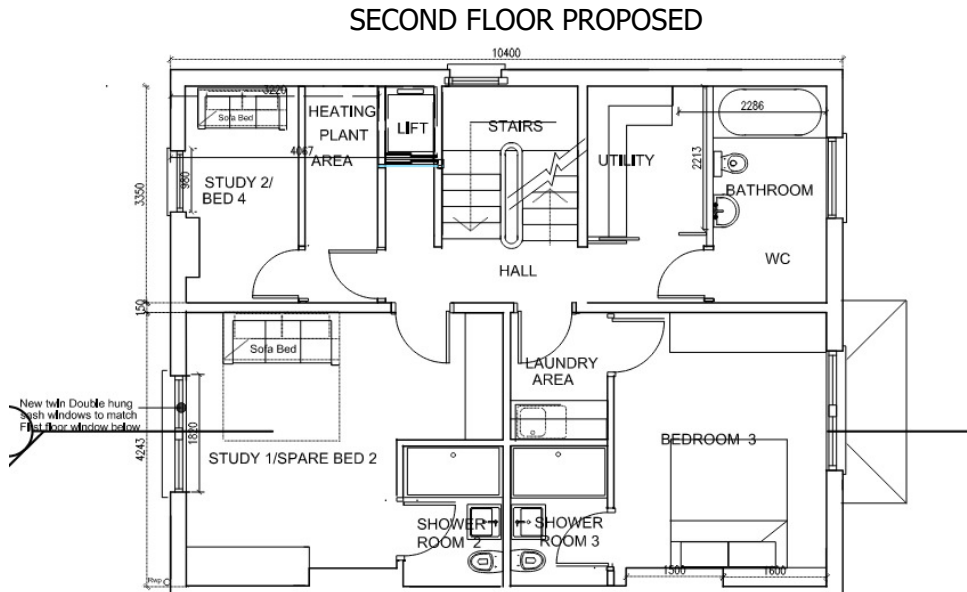
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The **First floor** will be the master bedroom suite with a master bathroom and dressing room.



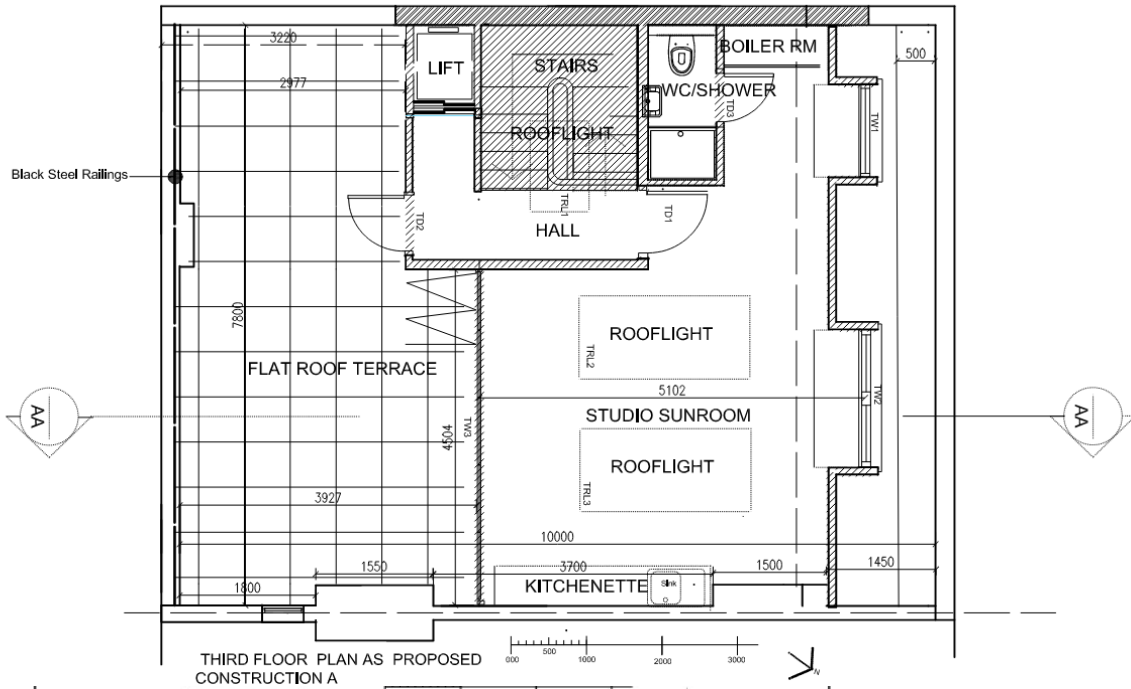
The **Second floor** will be three bedrooms and three bathrooms. Two of the bedrooms will also double up as studies for WFH. There is also a laundry and utility area on this floor.



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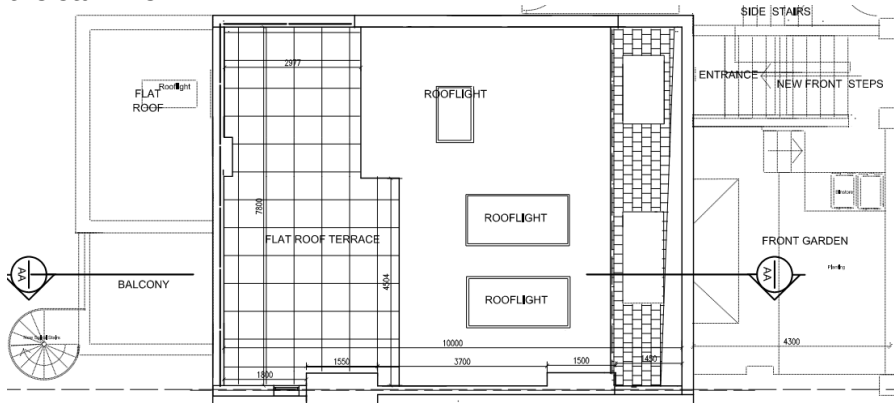
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The new **Third floor** currently an enormous roof terrace over the whole roof would comprise a generous studio South facing sun room with a rear balcony overlooking Parliament Hill Fields. There is a small shower room and kitchenette.



A small lift is sighted to the rear of the main staircase giving access to all floors for the occupants.

The **Main roof** and rear addition roofs are to be green roofs with a planting mix. The front and back wall of the new roof is to be slated with two dormer windows above the existing windows. There are three rooflights to top light the room and the third to light the stair well.



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Scale

The intention of the proposal is to preserve and enhance and reinstate the front elevation.



Front Elevation Photo Existing



Rear Elevation Existing

The new front elevation will have a mansard roof and re-instated front steps up to the front door . The property would originally have had a pitched roof and would have had the front gable similar to Number 30. Since number 28 was rebuilt because of bomb damage and is now significantly higher than the rest of the houses as per the 1959 planning permission we have opted to repeat the pattern of a front mono pitch similar to No 28 But without the gable. Number 30 has had the roof severely altered with a double mansard behind a front double pitched gable.

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Number 30 Front Elevation



No 30 and 28 Front Elevation



Street View of Numbers 34-24 Parliament Hill

It is proposed to construct a 3M deep single storey rear extension 1M from the boundary with no 30 at lower ground floor level with a ground floor level extension to the kitchen 4.7m wide. It was originally proposed that the ground floor extension be same width with a glazed ground floor conservatory. After consultation with planning the conservatory has been removed and replaced with a terrace at ground floor level which was considered more acceptable in scale. Numbers 32 and 34 have existing rear

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extensions and conservatories as below and the proposal has been considered in the light of SHP.19-20



28-34 Parliament Hill

It is also proposed to change the second floor rear large single double hung sash window to a pair of double hung sash windows to match the first floor pair of windows below it, in order to improve the appearance of the rear fenestration.

At the rear the proposals would necessitate the removal of the existing 1.8m deep timber ground floor suspended balcony and straight stair to the garden which is replaced with the terrace on the roof of the lower ground floor extension and a spiral stair.

Landscaping

The proposals would require additional landscaping to the front garden to provide a level access bin store. The existing side angled stair is to be removed and replaced with a straight stair and the covered side passageway is to be re-covered for use as a bike store. The main rear garden which slopes down to the rear wall by some 2M is to be terraced as three flat areas with a new sloping side path with no steps to the rear garage.

There are to be side flower beds, patios, and planting.

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 24.3M long rear garden 9m wide.

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Appearance

The proposals would involve alterations to the external rear and front elevations and the appearance is discussed in Scale above. The building is not specifically listed in the South Hill Park Conservation Area 2 for a positive contribution to the special character and appearance to the area even though it had a significant rebuild and roof removal after the bomb damage in 1959. The alterations are not considered to detract from that goal. The proposed roof extension takes account of SHP 15 regarding the existing roof forms. Changing windows is permitted in CPG1 4.7 and CPG 1 5. if they are sympathetic to scale and are not visually prominent. Rooflights are permitted as in 5.2 if they have no adverse effect on the skyline and internal roof terraces as in 5.6.

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 higher insulation standards than 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 will be easier with the straight wider steps. The side door of the property will remain the same with the existing side passage leading to the side entrance door at lower ground level. Stairs down the side will be grooved for bicycle access.

Access up to the front door and down to the side door would not be suitable for disabled access unless a stair lift, and ramps were 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. Once in the house the lift will give level access to every floor. It will be possible to have level access from the garage with a single lift to the side path and then using the lift all floors would be accessible.



Rear Garden