

**FLAT A,  
28 PARKHILL ROAD,  
CAMDEN,  
NW3 2YP**

**DESIGN AND ACCESS STATEMENT.**

Rear extension at lower ground and upper ground floors,  
creation of a balcony at upper ground floor.

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REVA 06/03/2025



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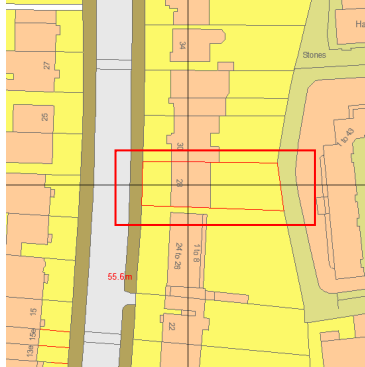
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## 1.0 Introduction

1.01 The subject that forms the focus of this Design and Access Statement (DAS) is the rear extension at lower ground and upper ground floors, and the creation of a balcony at upper ground floor.

## 2.0 Context

2.01 Flat A, 28 Parkhill Road (The Site) is positioned on the east side of Parkhill Road.



2.02 The Site is in the Parkhill Conservation Area (CA), situated on the eastern boundary as shown in the map below.



Map showing Flat A, 28 Parkhill Road situated in the Parkhill Conservation Area.

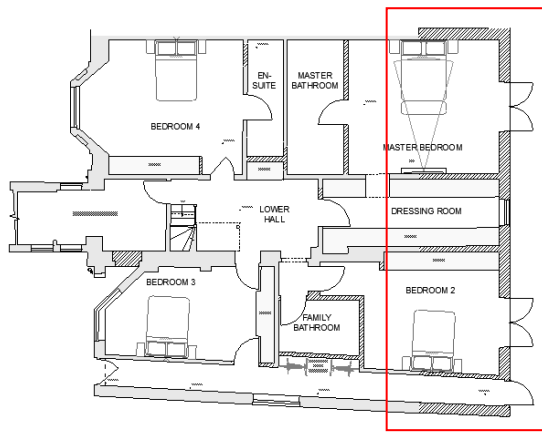
Map © London Borough of Camden (north to top of page).

## 3.0 A Case for extension.

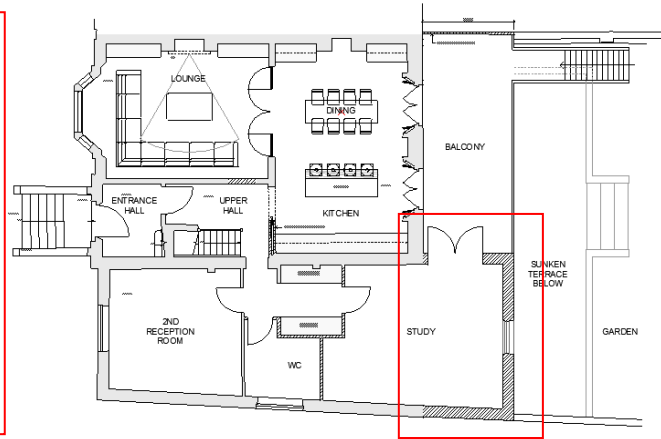
3.01 The Applicant seeks to extend the development at lower ground floor to improve the bedroom accommodation. The Study is extended at ground floor to accommodate home working.

## 4.0 The Proposed Layout

4.01 The design of the lower ground floor sees the rear extension providing improved bedroom accommodation. The Study is extended at ground floor to effect home working provision.



Lower ground floor plan.



Ground floor plan.

## 5.0 Use

5.01 The use remains residential, which falls in line with the thrust of national and local policy that seeks to maintain the existing housing stock.

## 6.0 Amount

6.01 The amount of development proposed is felt acceptable because the quantum has been addressed in pre-application 2024/3102/PRE with Planning Officer Brendan Versluys.

## 7.0 Scale

7.01 The scale of the extension and openings is in-keeping with the prevailing scale. The massing has been arranged such the extension at ground floor is away from the neighbour to the north.

7.02 No harm is brought to the amenities of the neighbours.

## 8.0 Appearance

8.01 There is no change to the front elevation, thus no effect is levied on the CA when viewed from the Parkhill Road. The extension to the rear elevation is finished in facebrick to match the existing. The new joinery matches the existing in detail and finish. The appearance joinery was developed during the pre-application process.



The proposed rear elevation.

## 9.0 Landscaping

9.01 The landscaping element in this application comprises the green roof at roof level over the extension, and the rear terrace.

## 10.0 Access

10.01 Access to the building and site is unchanged. Access off the rear balcony is moved to the north.

## 11.0 Materials

11.01 Walls will be completed in brick, and joinery will be white painted timberwork. Metal railings and stair will be black painted. The roof will be a planted green roof.

## 12.0 Sustainability

12.01 The objective of this proposal, via the employed layout and aesthetic, has been to create a comfortable, spacious and appealing building for its occupants. The green roof contributes to the site's bio-diversity.

## 13.0 Conclusion

13.01 The residential use of the site remains unchanged.

13.02 The proposal is in the Parkhill Conservation Area. Given the proposed work is focused on the back of the building, is small in scale and utilises matching materials, the proposal will bring no harm to the conservation area. There is no proposed change to the front elevation, so there'll be no change to the street scene.

13.03 The proposal has been developed and articulated at pre-application stage to ensure that it is acceptable in terms of its layout, appearance, scale and materials.

13.04 The proposal integrates with the site well and maintains a high quality visual and residential amenity, as well as a safe, secure and sustainable environment.

13.05 No detrimental effect upon the amenities of the neighbouring residents could result from the proposal.

13.06 A green roof over the rear extension contributes to the site's bio-diversity.

13.07 The proposal is the product of a considered drive to provide augmented accommodation whilst respecting the existing building.

*End.*