



Paul Gibbs **Architect**

Studio 14 | 6th Floor Gostin's Building  
32-36 Hanover Street | Liverpool | L1 4AL

+44 [0] 786 333 6087

paulandrewgibbs@gmail.com

## **DESIGN AND ACCESS STATEMENT**

**PROJECT: 4 PARKHILL WALK, BELSIZE PARK, LONDON, NW3 2YU**

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### **INTRODUCTION**

The application site comprises a two storey terraced property located off Parkhill Road, close to its junction with Tasker Road. Parkhill Walk forms part of a redevelopment scheme understood to have been granted in 1973, comprising change of use including works of conversion and extension of nos. 44-50 Parkhill Rd, to 15 dwelling units, and the erection of a terrace of 8 houses in a backland development.

The property is not listed but is located at the edge of the Parkhill and Upper Park Conservation Area and is occupied as a single family dwellinghouse. The terrace is modern in appearance and identified within the conservation area appraisal as making a neutral contribution to the character and appearance of the conservation area. Access to the terrace is secured by private vehicular and pedestrian access gates and the terrace is well screened by trees and shrubs from outside the site.

A pre-application telephone conversation with the duty planning officer has confirmed that there is no Article 4 direction in effect and the property has the benefit of Permitted Development rights subject to the conditions set out in the *The Town and Country Planning (General Permitted Development) Order 1995* and subsequent amendments.

Planning permission is sought for the erection of an infill extension to the front entrance recess at ground floor level in order to provide additional residential floorspace to an existing single residential dwelling (C3).

### **USE**

The space created internally will be used to improve the shape and width of the kitchen, to provide a utility room and a more generous entrance hallway.

### **AMOUNT**

The proposed increase in gross internal area is approximately 5m<sup>2</sup>

### **LAYOUT**

On entering the property, the newly created utility room will be immediately to the left, the kitchen to the right. The overall layout of the ground floor remains the same, the additional space created is to be used to create a more generous hallway and to improve the shape of the kitchen.

### **SCALE**

The infill extension will be approximately 3250mm wide x 1565mm deep. This space is currently an external recessed and covered entrance area beneath a first floor timber-clad cantilevered element (see image 001).

The space is bounded to the north by the party wall shared with 3 Parkhill Walk, and vertically by the extent of the first floor brickwork & exposed concrete lintel. The proposed infill extension will not extend further than the line of the brickwork at the first floor. The existing timber-clad cantilevered element above will protrude from the face of the ground floor extension brickwork by approximately 620mm.

## **LANDSCAPING**

The extension requires the removal of a stepped block paved area beneath the cantilevered timber clad element of the building. This will be replaced with a smaller tiled or block paved step as indicated on the application drawings. The majority of the existing landscaping will remain unchanged and areas of block paving disturbed during the course of the works will be made good in similar matching materials.

## **APPEARANCE**

The proposed extension has been designed to be modest and respectful of the original building, complementing the existing architectural arrangement of the terrace. Similar types of ground floor front extensions have already been implemented at No's 1, 3, 5 and 8 Parkhill Walk.

The narrow window to the utility room is to be the same width and in the same location relative to that of the existing window to the ground floor WC. A new window to the kitchen will match the dimensions of the window adjacent. New kitchen and utility room windows are to have cill level raised by approximately one brick course to allow the installation of a standard 900mm high kitchen worktop beneath internally.

The two new windows are proposed to be proprietary powder-coated aluminium double-glazed windows with white (RAL 9010) frames similar in appearance to the existing softwood windows. A new front door (painted timber or ppc aluminium) and obscure glazed sidelight are also proposed: a similar arrangement to that already established next door at 5 Parkhill Walk.

The existing and non-historic painted softwood windows are proposed to be replaced with high quality powder-coated aluminium double-glazed windows of a similar appearance to the original softwood windows. It is understood that the replacement of the windows with those of similar appearance could be undertaken using Permitted Development rights as the property is a single residential property which is unlisted, in a conservation area where there is no Article 4 direction, and with the benefit of permitted development rights. Existing windows to other properties in Parkhill Walk are a mixture of painted softwood and PVCu double-glazed replacement windows.

The area of new cavity wall is to be in facing brickwork with the brick, bond and mortar to match the existing. New windows are to incorporate brickwork cills to match the architectural detailing of existing windows.



LOCATION OF PROPOSED EXTENSION  
4 PARKHILL WALK, NW3 2YU

**IMG 001** Front elevation as existing, showing location of proposed extension