

21 PARKHILL ROAD, LONDON NW3 2YH

DESIGN & ACCESS STATEMENT

Introduction

The property is a semi-detached Victorian house occupying the lower and upper ground floors of the site, which is located in the Parkhill Conservation Area. We are proposing a rear extension and an extension of the existing 2-storey side addition. The existing use as a residential dwelling is retained and the proposed building works are designed to improve the building quality at the rear of the property, with some landscaping works and the addition of an entrance gate proposed in front.

Scheme Design

The proposal seeks to extend the rear living space at lower ground level in line with the existing conservatory and the neighbouring property at 23 Parkhill Road. New access is proposed from this lower living space onto the rear garden, with planting introduced on both levels to enhance the property and improve surface water drainage at lower ground level.

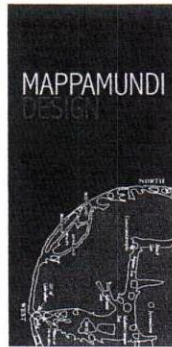
At upper ground level the proposal extends the existing side addition in line with the new terrace, creating a new living area of less than 12m². The existing kitchen is moved to the side addition and extension at ground level, allowing for a larger preparation and utility area for the family. The proposed extended living space below creates a new roof terrace at ground level, providing direct access from the newly configured living, kitchen and dining areas.

At roof level we propose to reconstruct the roof of the side addition, including the addition of new skylights. Any risk of overlooking would be mitigated by translucent glass in the new skylights. This change will free up the lower half of the existing window on the 1st floor stairwell that was sealed during previous construction, allowing for increased daylight penetration in this space.

All new materials will match existing, in keeping with the character and appearance of Parkhill. We propose to use recycled London stock brickwork for the extension walls. For new doors and windows identical proportions and materials (timber) are proposed for use throughout.

Access

The property's access from Parkhill Road is retained and the existing off street parking facility is maintained. A new entrance gate is proposed using wrought iron railings, to match the Victorian style of the house whilst creating added security.



Trees

The existing tree at the front garden is currently dead and we propose to replace this. All other existing trees on the property are retained and to be recycled for use in the new landscape design. Existing vegetation throughout the property is increased, with an additional landscaped area created in front of the side extension and a new lower ground patio garden at the rear.

Conclusion

The design is not only characteristic of the neighbourhood, but also seeks to enhance the quality of the rear of the property, which has suffered from extensions by previous owners. Actions have been taken to improve daylight and maintain privacy issues throughout with no risk of new overlooking from neighbouring properties. The proposal is considered to be complimentary to the urban characteristics and local amenities of the Parkhill Conservation Area.