

Design and Access Statement

Planning Application for Mr Kester Scott
75 Parliament Hill, Hampstead
April 2014

Introduction

Description of proposal

This planning application is for a residential extension to 75 Parliament Hill, Hampstead, London. The work involves adding a new storey within the roof of the property and replacing the rear part of the roof. We propose to convert the existing kitchen and living area into two separate bedrooms each with a dormer window. A new stairway, above the existing communal stair will provide access to the new top storey which will contain the living, dining and kitchen areas. A small rear balcony will replace the existing roof terrace.

Existing Site Context

The building belongs to a street of residential properties with small front gardens and larger gardens to the rear. The area is part of South Hill Park Conservation Area, and is made up of predominantly red brick semi detached residences with steeply pitched slate roofs. They were built between 1879 to 1892 in the Victorian Gothic Style and are characterised by their two storey bays and tall windows.



Fig. 1. View of front of 75 Parliament Hill

Planning History

The property has had a number of minor applications in the past which are listed below:

Removal of a Cabbage Tree - Application no. 2006/4843/T approved in 2006

Installation of timber sash windows to the rear wall - Application no. 2008/2197/P approved in 2008

The neighbouring properties have had more substantial changes made:

No 73, the neighbouring property had a rooftop extension Planning application approved in July 1999. (Application no: PW9902117)

No.77, the neighbour to the north had a rear roof extension approved in 1969. (Application no: D9/1/2/7576R)



Fig. 2 Existing rear elevation showing rooftop extensions in adjacent properties 77 and 73 Parliament Hill

Pre-Application

A pre-application was submitted on 12th October 2013 (Application no. 2013/6727/NEW) which was processed by Mr Fergus Sweeney. We received a response from him which stated that "...there may be scope for a modest roof extension..."

In response to these comments, we have reduced the area of glazing to the new top storey and reduced it's width across the roof.



Fig. 3 - Proposed rear elevation

Assessment

Physical Impact

The existing dormer window to the property will be extended across the full length of the roof and an additional dormer window added at the top level which will contain glazed doors onto a roof terrace. The image below shows the extent of the proposed work in red. The roof profile will remain as it was, with the new top level dormer and doors only taking up part of its length. A new roof terrace will replace the existing top storey roof terrace.

Social Impact

Although enlarged to provide more space for the current owners, the building will remain a single residential property, so no additional parking or services will be required.

Economic Impact

The development will improve the rear of the property by providing a new roof and windows which will contribute to the general upkeep of the area and the construction work itself will provide opportunities for local labour and employment.

Planning Policy

The property is situated in the South Hill Park Conservation area which advises the following regarding rooftop extensions: *"Further dormers or 'Velux' type windows at the rear will normally be allowed if sensitively designed in relation to the building and other adjacent roofs"*.

As seen in the aerial view below, the neighbouring properties all have substantial rear dormer windows which in most cases take up most of the width of the rear elevation. Our proposal will fit in with this existing pattern.

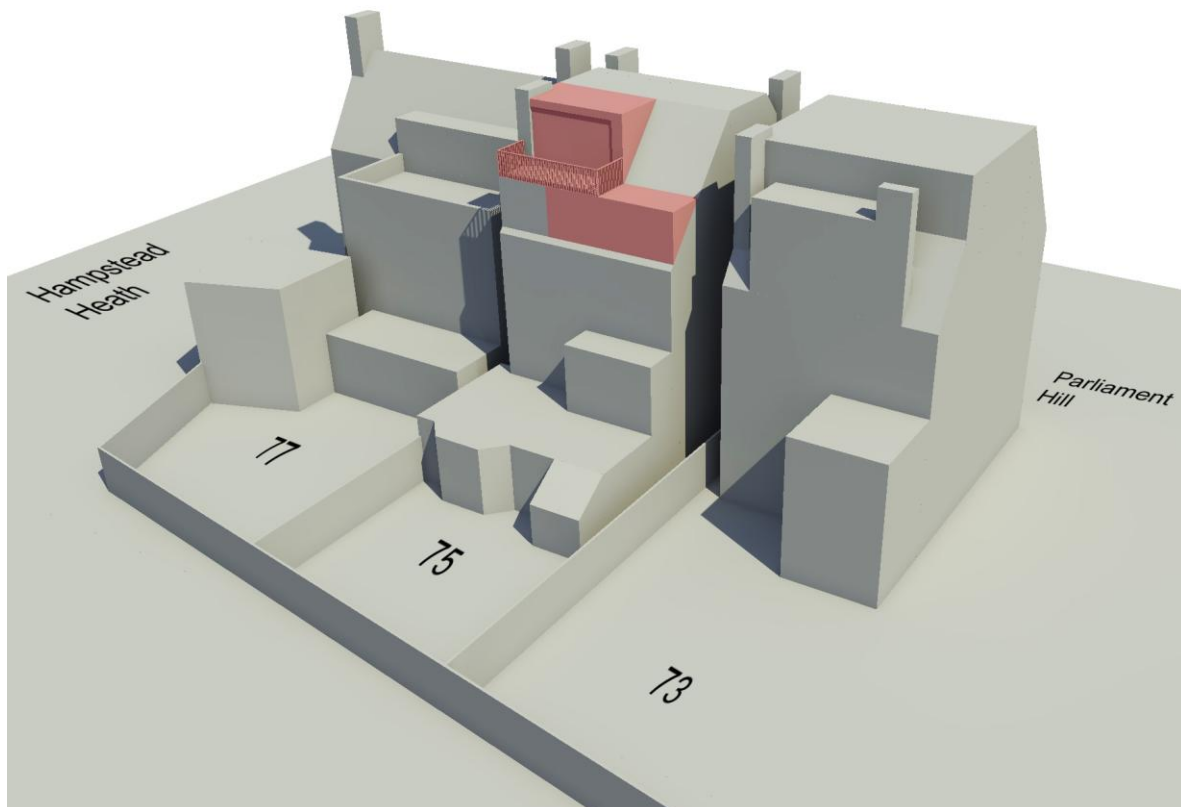


Fig. 2 3D Model showing aerial view of proposal. Proposed work is highlighted in red.

Policy no. 5.7 in the 'Camden Planning Guidance - Design' states the following:

"Additional storeys and roof alterations are likely to be acceptable where:

- There is an established form of roof addition or alteration to a terrace or group of similar buildings and where continuing the pattern of development would help to re-unite a group of buildings and townscape"

As seen in the elevations, the neighbouring properties both have additional roof level windows and doors leading onto external balconies.

In addition, the new dormers and rooftop doors will be set into the pitch of the existing roof line with the glazed areas only taking up part of the rear.

Many of the surrounding properties in the area have had rooftop work and we feel this sets a precedent for new work to number 75. Following are details of surrounding properties with rooftop extensions:

73 Parliament Hill: Application number PW9902117. Approved in 1999.



Fig. 5 - Aerial view showing roof terrace on no. 73 Parliament Hill

In addition to the properties on Parliament Hill, a number of properties facing onto the Heath and very visible from the park have had rooftop extensions. These can be seen in the photo below.



Fig. 6 - View of properties backing onto Hampstead Heath

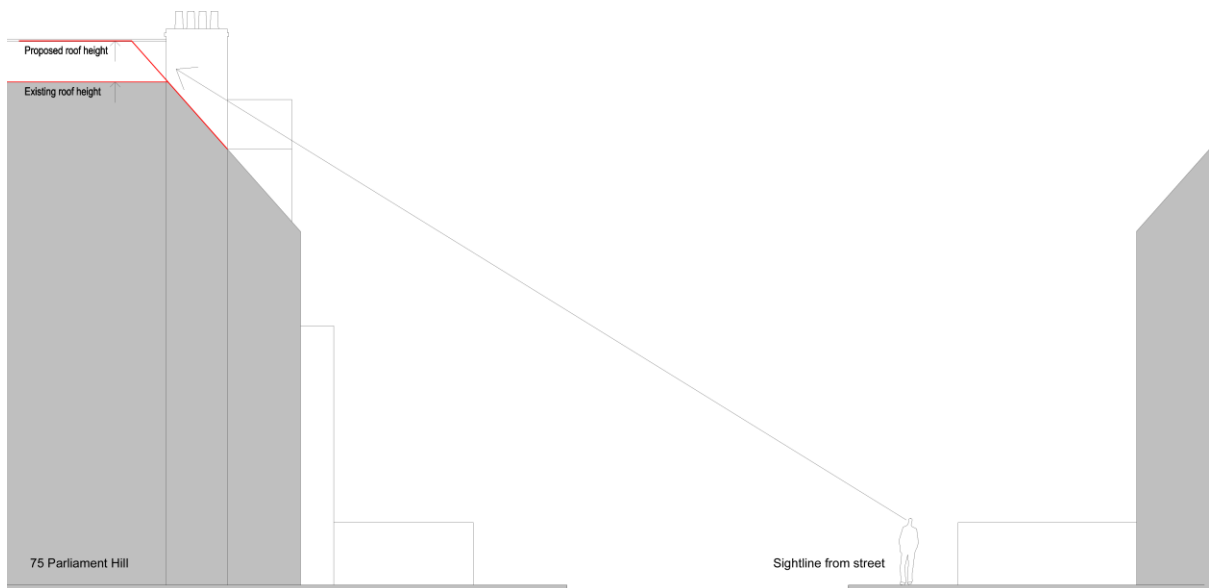
Involvement

The owner of the property has been in contact with all residents of the building who have been shown preliminary proposals and are supportive of the alterations. Due to its age and state of repair, the existing roof is currently leaking and so any work to improve its existing condition is welcomed by the residents.

Evaluation

Design

The roofspace area of the property is currently not used. We propose to add an additional storey here (half of which will be taken up by the roof) to provide more living space. The kitchen, dining and living areas will all be placed in this new top storey, and with glazed doors and windows, will enjoy views of the Heath. The sloping roof will remain unchanged at the front, except for the addition of a small rooflight window. The ridge height will be raised slightly, but because the roof is steeply pitched, will be barely noticeable from the street.



Layout

The flat is currently just single storey and the new extension will add an additional storey by making use of the roofspace area. The new entrance level will contain the bedrooms and bathrooms, while the living, dining and kitchen areas will be at the 1st floor. The bedrooms will have dormers with relatively small window openings, more suitable for these types of spaces while the more open dining and living areas will have larger openings.

Scale

To reduce the visual impact on the surroundings, the proposal is scaled to the proportions of the existing building and roughly matches the ridge height of the neighbouring property.

Appearance

The project will use materials which will blend in with the existing building. New windows will be white painted and the dormer window itself will be slate finish to match the existing roof. Painted metal railings will surround the balcony and match those below.

Access

The scheme will use the existing front entrance and so no new access or routes will be required.