

56 PARLIAMENT HILL, LONDON, NW3
GARDEN FLAT
PROPOSED NEW WINDOWS AND DOORS TO REAR ELEVATION.

DESIGN & ACCESS STATEMENT

The lowest floor of the existing large 4 storey house comprises a self contained garden flat entered at the front about 2.1 M. lower than street level, but, because of a change of level across the site is at and above garden level, of which it has exclusive use.

The original house, converted into flats, was built as a typically mid-Victorian semi detached villa with brick and stone (now painted) details. As usual the garden elevation is plainer than the front, (and in the past has suffered unfortunate changes to the upper windows).

The Garden Flat has a pleasant garden which, because of the existing arrangement of windows, is both physically and visually cut off from the garden.

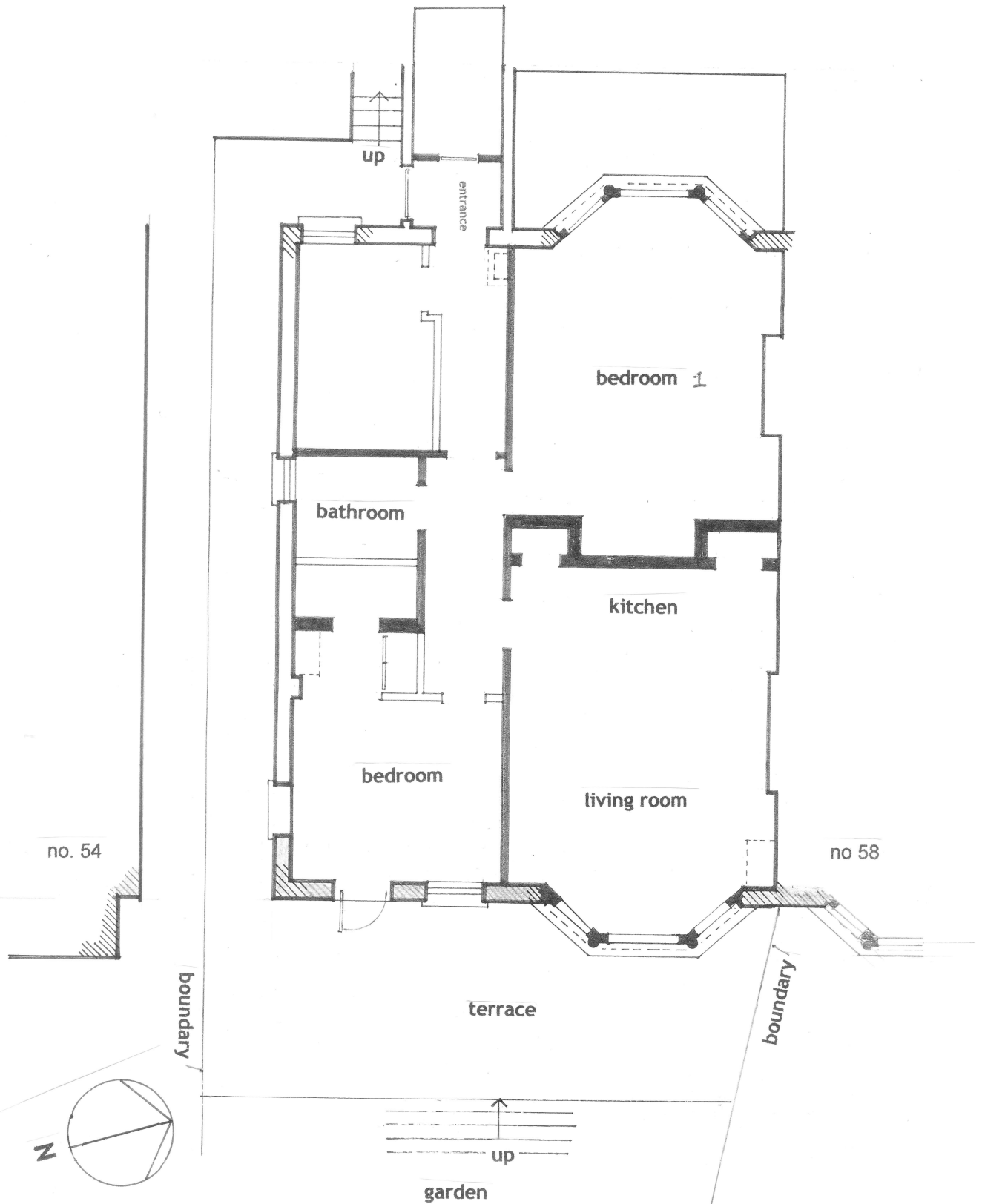
The proposed French doors in the living room is intended therefore to increase visual and actual access to the garden, and in addition admit more day-light and sun-light into the flat.

It should be noted that French doors have been inserted into the bay of the next-door house (no.58), the other half of this semi-detached villa, at some time in the past. Thus symmetry is re-established.

Being at garden level, and because the adjacent road and Gardens slope away to the east, the proposed windows are not visible from the road or gardens. The french doors will fit between the stone-work which will therefore be retained as existing. The two side windows of the bay will be changed from plastic to timber to match the other proposed windows and doors.

The existing door to the bedroom will be retained with the lintol being lowered to be at the same level as the top level of the other rear windows. The existing bedroom window will be the same width but lowered to form a door. Thus the bedroom will have two timber doors symmetrical with the existing balcony and window of the upper floors.

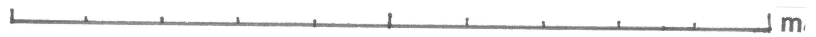
It is proposed that the new windows and doors will be of timber painted white.



EXISTING

GROUND FLOOR PLAN

Scale: 1:100



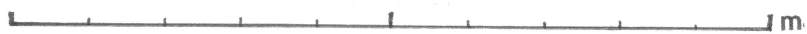
**GARDEN FLAT
56 PARLIAMENT HILL, LONDON, NW3**

DRG No. P/1



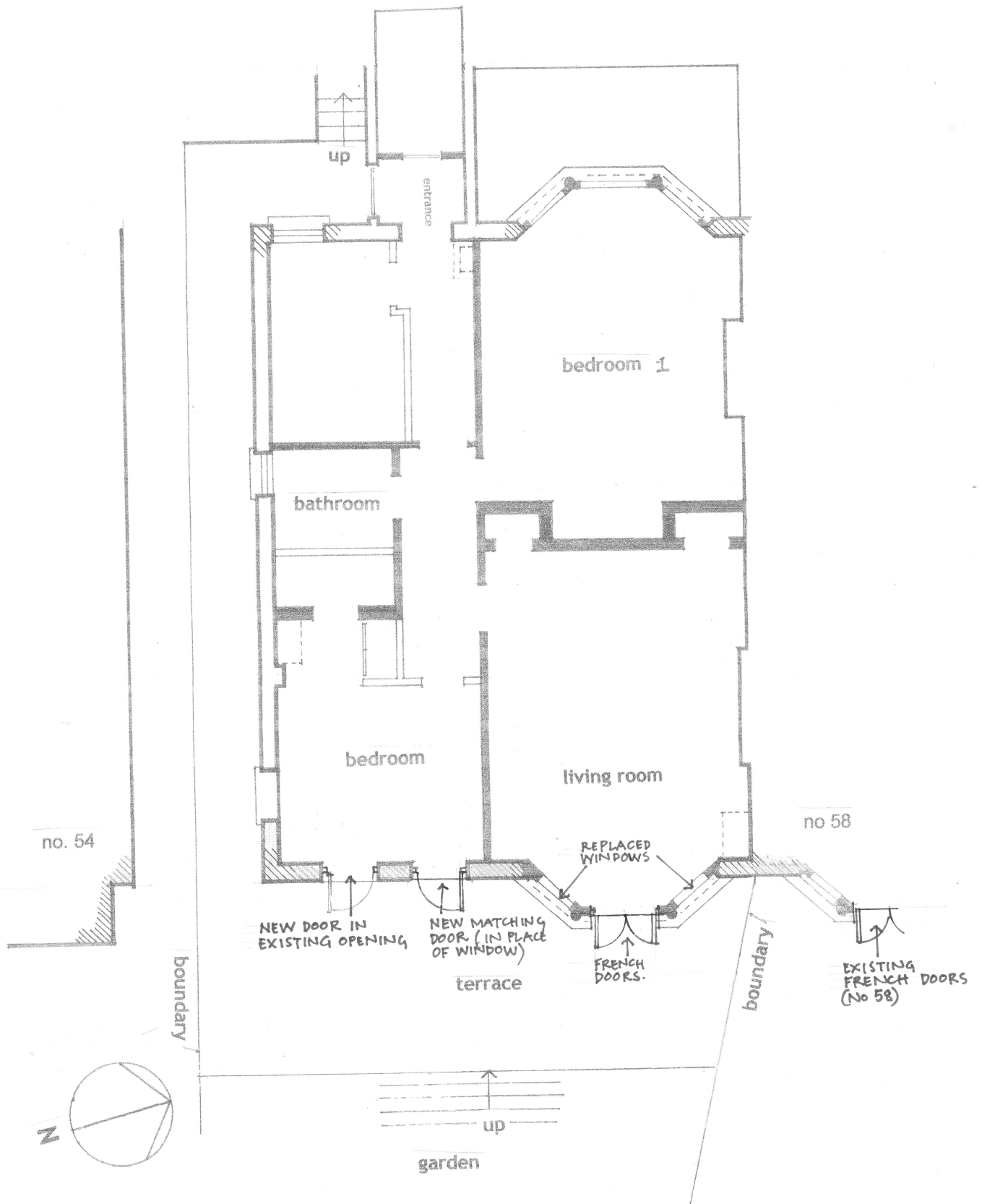
**EXISTING
EAST ELEVATION**

Scale: 1:100at A4



**GARDEN FLAT
56 PARLIAMENT HILL, LONDON, NW3**

DRG. No. P/2



GROUND FLOOR PLAN

Scale: 1:100 (AT A4)

GARDEN FLAT PROPOSED DOORS & WINDOWS
56 PARLIAMENT HILL, LONDON, NW3

DRG No. P/1A



EAST ELEVATION

Scale: 1:100at A4

GARDEN FLAT PROPOSED DOORS & WINDOWS
56 PARLIAMENT HILL, LONDON, NW3

DRG. No. P/2 A

