

4 PARKHILL ROAD LONDON NW3 2YN

DESIGN AND ACCESS STATEMENT

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1.0 INTRODUCTION

- 1.1 This Design & Access statement is submitted in support of a planning application which proposes subdivision of the existing building to create a 2 bedroom flat at lower ground level with the remaining ground, 1st, & 2nd floors retained as a separate single dwelling. A rear extension at lower ground level is proposed as part of the formation of the new flat.
- 1.2 The building is a Victorian 4 storey semi-detached house, comprising lower ground floor, raised ground floor, 1st & 2nd floors. It is situated on Parkhill Rd, within the Parkhill Conservation Area,
- 1.3 The entire house is currently a single dwelling.
- 1.4 The front elevations are mainly london stock brick with rendered reveals, architraves and pediments with decorative corbelled elements to windows. Windows are of traditional double hung timber sash design with 12 panes. A projecting bay over lower ground and ground levels is entirely rendered. A portico supported on two columns is constructed over the main entrance at ground floor level, reached via a flight of steps from the street level. There is a slate pitched roof with projecting eaves along the front & side elevations.
- 1.5 The rear elevation is constructed in brown brick with rendered reveals. Windows are of traditional double hung timber sash design with 12 panes. At ground level a set of french windows opens to a balcony with steps down to the garden. At lower ground level french windows open directly onto the garden. The slate pitched roof has projecting eaves along the rear elevation.
- 1.6 The ground floor is accessed via steps from street level up to the portico at raised ground floor level. The lower ground level can be accessed via a side entrance under the main front steps or via a stair from within the house.

2.0 SITE ANALYSIS

The Application Site:

- 2.1 4 Parkhill Rd is semi-detached forming a pair of villas with No.6 Parkhill Rd, situated within the Parkhill Conservation Area. These large pairs of villas are found all along Parkhill Rd, with in-fill houses being constructed in the gaps between the Victoria villas during the 20thC.

Site Context:

- 2.2 The adjoining building to the north is 6 Parkhill Rd, a mirrored version of 4 Parkhill road but with a rear full width extension at lower ground level projecting approx 2.5m with a terrace above accessed from the raised ground floor level.
- 2.3 The adjoining building to the south is 4b Parkhill Rd, a 2 storey modern in-fill house circa 1985 arranged over lower ground and raised ground levels. A small rear garden exists at lower ground level, with rear full width balcony at raised ground level and roof terrace at 1st floor level.
- 2.4 To the east of the property the rear gardens of both No.4 & No.6 Parkhill Rd extend approx 35m from the rear building line and are bounded by the open communal space surrounding the buildings of the Maitland Park Estate. The south garden boundary of No.4 runs alongside the playground and open space at the rear of The Village School located at 1 Parkhill Rd.

3.0 DESIGN & ACCESS PRINCIPLES

Use:

- 3.1 The lower ground floor including rear extension are to be used as a self-contained two bedroom flat.
The ground, 1st, & 2nd floors are to be a self contained house.

Amount:

- 3.2 The proposed extension at the lower ground level is - 20sqm Gross Internal Area.
The proposed lower ground floor 2 bed flat will be in total 100sqm Gross Internal Area.
The proposed house over ground, 1st & 2nd floors will be 223sqm Gross Internal Area.

Layout:

- 3.3 It is intended to divide the house such that the lower ground floor is a self contained flat accessed from the existing front lower ground entrance to the side and below the main front steps. Internally within the lower ground flat, the master bedroom will be located at the front of the house, and the main living area at the rear, with a second bedroom located off the rear living area. A small courtyard garden will be directly accessible from the main living space, and will include a gate to access the larger garden area beyond. The existing internal stairs linking lower ground & ground levels will be removed and the floor in-filled to completely separate the two dwellings.

The remaining house will occupy the ground, 1st, & 2nd floors & will form a separate self contained house. This will be accessed from the existing main front entrance at ground level at the top of the front steps. Internally there will be minor changes to provide a new kitchen and dining space at the rear of the ground floor level, with access to a terraced area over the rear lower ground extension. Access to the rear garden will be via steps from the terrace.

Scale:

- 3.4 The gross external area of the new extension will be 22sqm. It is subservient to the main building and does not extend across the full width of the house. The height has been limited to the same height as the neighbouring single storey extension at no.6 Parkhill Road. The depth of the extension from the main rear elevation is a product of the space required

internally to provide a second bedroom to the flat. It does not dominate the remaining garden space which extends a further 28m beyond the rear of the extension.

A Daylight & Sunlight Report has been submitted as part of the application documents.

Landscaping:

- 3.5 A new courtyard garden will be provided for the lower ground floor flat alongside the rear extension. This area will be lower than the main garden area hard paved and screened with fencing and trellising to provide privacy to the lower ground floor occupants. A gate will be provided to allow residents of the flat to access the main garden space in an emergency.

Appearance:

- 3.6 No alterations are proposed to the Front Elevation. The new rear extension at lower ground floor level will be constructed in new brick to match the existing brickwork to the rear elevation of the house. Modern Aluminium framed double glazed sliding folding doors with dark grey paint finish will be inserted into the rear of the main house at lower ground floor level providing access to the courtyard from the lower ground floor. The full height glazing will continue around the side of the rear extension looking onto the courtyard, maximising the natural daylight penetration into the lower ground floor.

A metal balustrade of similar style to the existing rear balcony balustrade will be fixed to the edge of the rear extension roof. The roof terrace above the rear extension will be paved in stone with stone steps and risers leading down to the garden.

Access:

- 3.7 Access to the new lower ground floor flat will be via the existing side entrance located under the main front steps.

Access to the retained upper floor house will be via the main front steps and existing front door.

- 3.8 *Parking:*

At present the existing house is entitled to apply for two Residents Parking Permits. The applicants seek to provide the right to apply for one Residents Parking Permit for each separate dwelling enforced through a Section 106 Agreement with the council.

The applicant has recently undergone surgery and cancer treatment, and as a result has reduced mobility. At present the intention is to remain living in the house over ground, 1st, & 2nd floors. However there may be a time in the future when the applicants decide to live in the basement flat. Whilst not entitled to a disabled parking permit, the applicant still needs to

be assured that they will be able to park close to their dwelling as well as be able to park close to local shops, whichever dwelling they choose to live in.

4.0 SUMMARY & CONCLUSIONS

- 4.1 The proposal is to convert the existing single dwelling to provide 2 dwellings:
- A lower ground floor two bed flat of approx 100sqm with small rear extension and small courtyard garden of approx 14sqm.
- A three storey house of 223sqm over ground, 1st & 2nd floors with a rear terrace over the lower ground extension and access to the remaining rear garden of approx 364sqm.
- It is proposed that each dwelling would be entitled to apply for one residents parking permit in place of the entitlement to 2 residents parking permits that currently exists for the entire property.
- The lower ground floor rear extension is appropriate in scale to the main building and does not adversely effect the daylight or sunlight of neighbouring properties. The rear extension will be constructed in materials similar to the existing and will not be detrimental to the character of the conservation area.
- 4.2 The proposals are in accordance with national and local planning policies.

