Martin Evans
Architects

DESIGN AND ACCESS STATEMENT **December 2014** **Rev: C**

62c PARLIAMENT HILL, HAMPSTEAD, LONDON NW3 2TJ

Introduction

This Design and Access statement relates to the proposed works to the top floor flat at 62 Parliament Hill. The application relates to the roof conversion as part of the extension of the top floor flat and internal alterations which include the first floor flat and common parts. The flat is one of three within the property, having been converted into flats in the 1950's.

Number 62 Parliament Hill is a large semidetached Victorian property typical of the local area and one of several identical properties along the southern side of Parliament Hill. Most of these were split into flats in the post war years although some including 64 and 66 Parliament hill have been converted back into individual homes within the last 10 years. The application relates the top floor and attic of 62 Parliament Hill.

A pre application was made in may 2014 with a subsequent meeting held between a previous agent, Stephen Arthurell and the planning officer Karen Scarisbrick. A useful letter in response to the pre application was issued on 14th July 2014 and this application addresses the key points raised within this response.

Existing Front Elevation

Existing Rear Elevation

Local Area

Parliament Hill is part of the late 19th Century housing development which breaks into Hampstead Heath and the base of Parliament Hill itself. The road finishes abruptly leaving a pedestrian entrance to Hampstead Heath and Parliament hill beyond. The road and indeed the local area remain predominantly and have a strong sense of character with the tall Edwardian houses that line both sides of the street. These houses are typically 5 storeys high including lower ground floors.

Parliament Hill is within the South Hill Park Conservation area, Sub Area Two and as such the street retains a cohesive quality, particularly with the street frontage and general building massing. The property at 62 Parliament Hill is not listed as making a positive contribution to the character and appearance of the Conservation Area and has various windows replacements to the top floor and a first floor balcony railing to the roof of the main entrance porch.

While the front elevations generally maintain a cohesive character to the street scape, the rear elevations vary considerably with many alterations to the window openings, fenestration and detail treatment. Some also have rear extensions of differing designs, height and massing. The roofscape also varies considerably within the local area and some have been altered considerably. The roofscape consists of terraces, roof top extensions, dormer windows of varying design and materials, form and massing. The sheer scale and height of the properties means that much of the roof scape is not seen or visible form street level. The roof scape is only really seen form the Heath or from Parliament Hill and as such the diversity of the treatment at this level is what gives the area a rich and interesting character.

The Conservation Area statement clearly sets out that new roof top extensions, dormers and terraces should be as unobtrusive as possible and should not adversely affect the character of the building or the Conservation Area. The roof scape treatment should be in harmony with the original form and character of the house and the historic pattern of extensions within the terrace or group of buildings.

Aerial View


Front elevation of 62 Parliament HIll and rest of the terrace

Local streetscape of Parliament Hill -variation of house typologies

Birds eye view of variations within the local roofscape along Parliament Hill

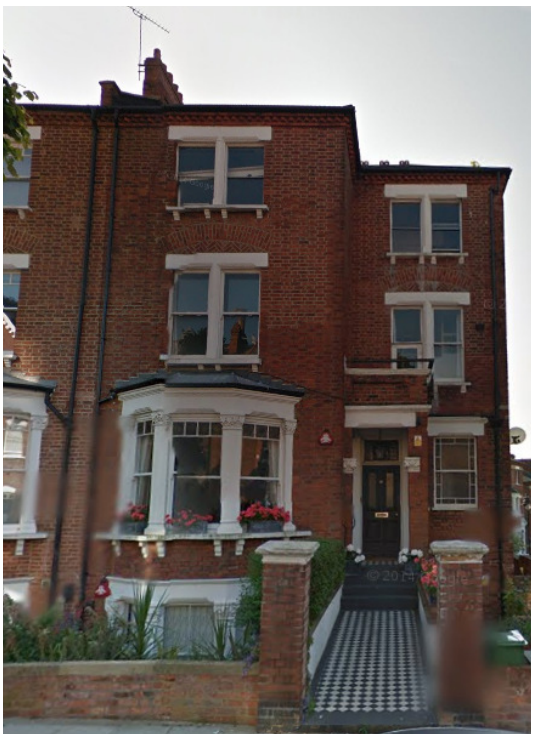
Birds eye view of variations within the local roofscape along Parliament Hill

The existing property

The property is typical of the Parliament Hill Housing development and the property at 62 is part of two pairs of semidetached houses that site on the south side Parliament Hill. The houses are built of red brick with white painted timber window and door frames, slate roof and ornate eaves detail to the front elevation. The two adjacent properties at 64 and 66 Parliament Hill are both single houses and as such have benefited from permitted development rights. Both properties have altered window openings and windows details to the rear elevations with both having large windows to the top floor affording views across London from this prominent and elevated position.

Number 62 Parliament Hill has been divided into three flats during the 1950's. Some alterations have taken place to the external appearance of the property, namely the replacement windows to the top floor flat C where the original sliding sashes have been replaced with thin aluminium sliding sashes typical of such windows which were replaced in the 1960's or 1970's. On the front elevation at first floor, a door has been inserted as part of the double sash window to give access to a roof terrace which sits on the roof of the entrance porch. Timber railings and balustrading have been added to the top of the brick parapet detail. While the details of these alterations are not sympathetic to the original character of the building, they are not intrusive in the street scape as a whole.

Rear of 62 Parliament HIll



Front of 62 Parliament HIll

Existing rear elevation of 62 Parliament HIll

Response to the Pre application

Building context

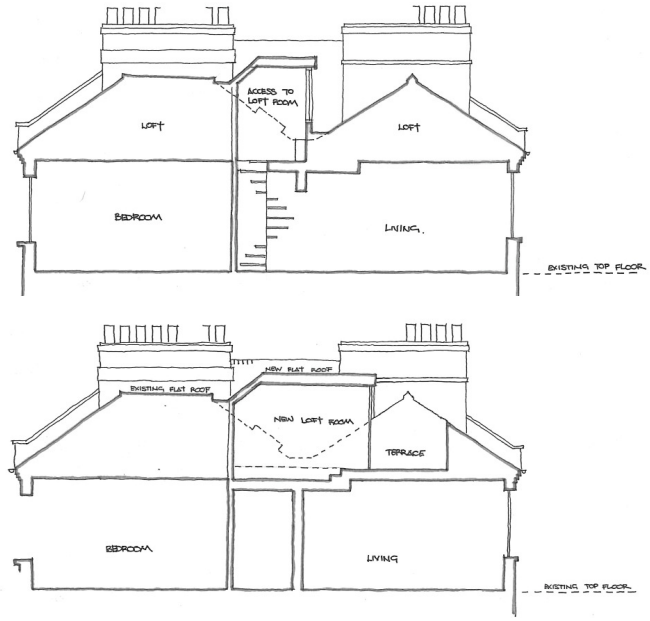
The building is noted as making a positive contribution to the character and appearance of the Conservation Area

Roof extension

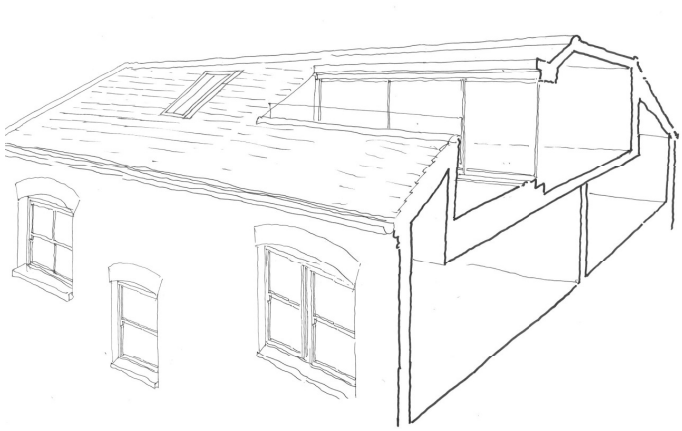
The roof extension and attic conversation sits largely within the existing valley of the existing roof and as such is set back within the volume of the main roof form. The pre application advice was to ensure that the extension sits no higher than the existing ridge line of the two pitched roofs. To the side elevation, the roof extension does not extend beyond the existing hip roof and a new sling roof is inserted between the main roofs, slightly set back to allow the original twin hipped roofs to be read clearly. In effect the roof top extension will not be visible from Parliament Hill to the front or the side and the infill side roof will hide the additional space.

To achieve the acceptable floor to ceiling head height, the existing ceiling structure has been lowered to allow a head height of 2300 mm. this alteration does not affect the existing window heads and will sit within the floor plan of the second floor away from the building edge.

All material will match the existing on the building and as originally used on the local area. These include slate for the new side roof and lead flashings throughout. The terracotta ridge and hipped tiles will also be used to match the original as typically used in the street.



sketch section of pre app scheme



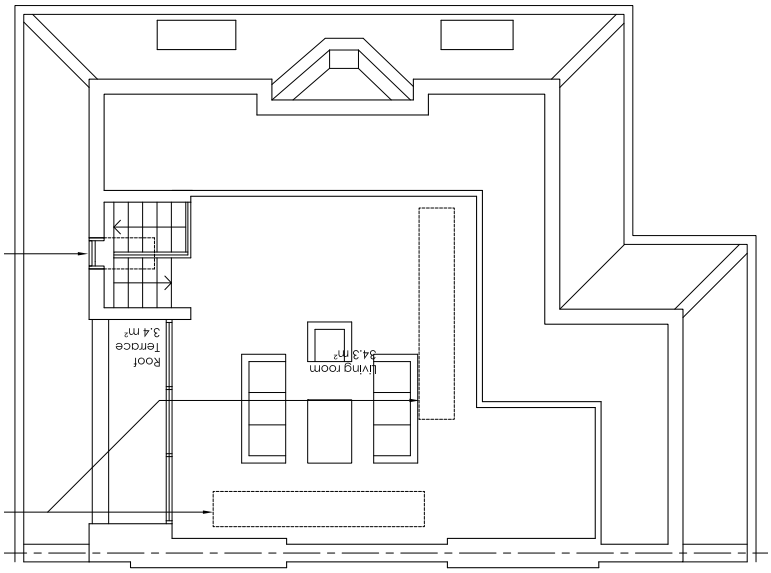
sketch section of the proposed scheme

Terrace

The design of the terrace as presented at the pre-application stage was different to the design that is submitted here. The pre-application response appeared positive towards a new roof terrace in principle. The local area is partially characterised by the varied and vibrant array of different roof forms and treatments of dormers, roof top extensions and terraces. The roof terrace as presented previously relied on the ridge being cut away and the roof of the extension being higher than the original ridge lines.

The proposal presented here does not raise the roof line or cut through the ridge line as we feel both are inappropriate in this case. Instead, we have treated the roof terrace as a dormer window, applying the same rules for the cut out roof terrace as would be applied to a dormer window as set out in the Camden Policy guide for dormer windows.

The terrace is larger than one shown on the pre-application but sits within the roof slope to the rear of the property. The lower edge is set back away from the edges of the roof on all sides as set out on the planning policy guidance. Railings will need to be installed as a building regulation requirement up to a height of 1100mm from decked terrace level. This will be achieved by including a glass balustrade which will sit behind the front part of the roof terrace. Being glass, it will not be visible from the ground level or from the viewing points of Hampstead Heath and Parliament Hill.



Plan showing terrace setting out and balustrade position

Window alterations

The scheme as presented at the pre-application showed a replacement window to the third floor rear sitting room. This was to be a pair of French doors with balustrade to benefit the occupier the magnificent views out across London from this elevated position. This was not well received within the pre-app response and the recommendation was that any new windows should satisfy the requirements of CPG1 in that new windows should compliment the existing building and should match those of the original property in terms of opening, shape, materials, finishes and overall size of window opening.

The existing rear elevation to 62 Parliament Hill is one of the few remaining with the original window openings still intact. While it may be original, it is not pretty. The rear elevation is also quite exposed when viewed from Tanza Road as the property is open to the street being in the corner location. The proposal is to improve the rear elevation with more suitable and balanced window alignment and appropriately proportioned window fenestration which can be seen elsewhere on the property.

The original timber sliding sash windows have been replaced with thin aluminium sliding sashes typical of the 1960's. The proposal is to replace all windows with new hardwood sliding sash windows to the original design and detail, double glazed and painted white.

existing rear elevation

proposed rear elevation

The proposal is also to enlarge the windows to both the first and second floor flats and to bring the rear elevation in line with those at 64, 66, 68 and many others along the south side of Parliament Hill. The windows to the right hand side of the rear elevation will be in effect double sash windows identical to those seen on the front elevation, but slightly smaller in size to the respond the hierarchy between the front and rear elevations. This allows the occupiers of the upper rooms on the first and second floors to enjoy the views and general outlook through these windows.

Side elevation windows

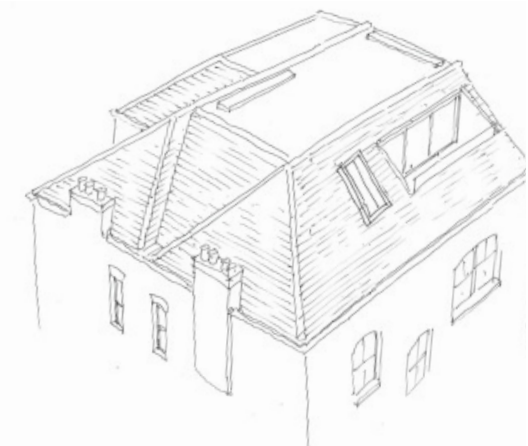
The proposal here also included new window opening to the side elevation identical to those seen on the property on the other side of Tanza Road at number 60 Parliament Hill. These windows are typical of the style and proportion of the main host property and are to be of white painted timber sliding sash design. The windows are not onto main habitable space and are positioned for the communal staircase, the private staircase and to the secondary bedroom spaces of the flats on the first and second floors.

Windows to side elevation of house opposite at 60 Parliament HIll

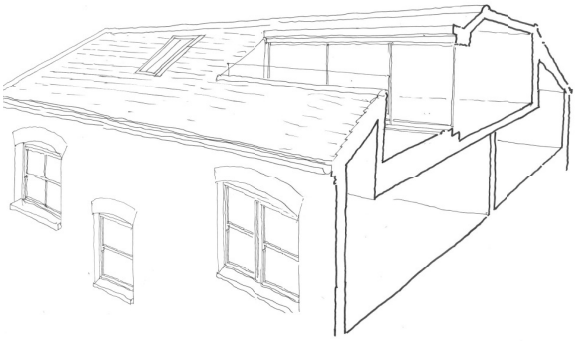
Proposed side elevation at 62 Parliament Hill

Design

The response to the pre-application has been set out in the previous section and we address additional design issues here. The roof extension has been carefully inserted in the main existing mass of the roof and as such cannot be seen from the front of the property. The only visible piece to the side elevation is the insertion of a traditional pitched roof to join the two existing roofs. This has been set back by approximately 500mm so that the original hip detail to the side of each original roof is still in place and two roof sill read as two separate forms when viewed from the street.



Sketch showing massing of the roof scape with the proposed extension



Sketch section of the terrace to the rear elevation

The main alteration to the building at roof level is the insertion of the terrace as apart of the roof extension. This is set back deep inside the roof volume and utilises and cut back opening in the slope of the roof to create the open terrace. This opening is set back on all sides of the roof a minimum 500mm from the party wall and hip on the other side. The opening is also set down 500mm below the ridge line and 1000mm from the eaves line. These are the policy requirements as set out in planning policy guidance for dormer windows and we feel that these are appropriate to apply here.

The large open windows to the attic room are set back within open roof terrace to minimise the effect on the roof scape as a whole while maximising the view from the internal space out across London. Privacy and overlooking will not occur onto adjacent properties as the windows and terrace are set back from the edge of the building line and the terrace and large windows will be private space.

The other alterations include for the enlarged and new windows to the rear and side elevations as set out in the previous section. These are sympathetically designed and are appropriate to the building design and detailing while providing good levels of natural daylight to the internal spaces that the windows serve. The sliding sash windows will be white painted hardwood with double glazed sealed units and detailing to match the original windows to the property. Window heads will be detailed with arched solder course lintels of contrasting bricks to repeat the original lintel details to the windows which exist on all elevations.

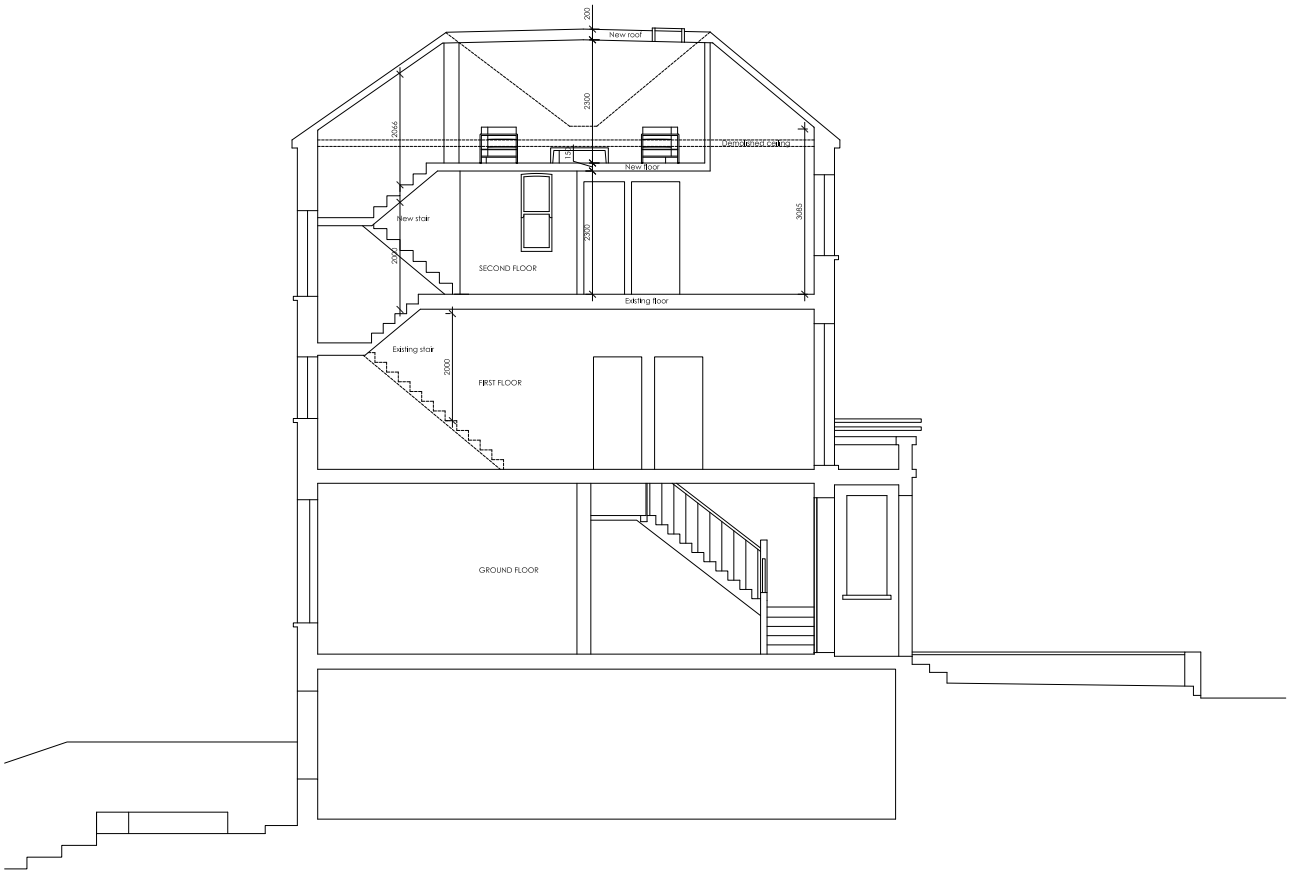
Proposed Rear Elevation

Proposed Front Elevation

Internal Layout

The internal layout of the flat has been altered to provide a modern light and good quality space. The property was originally a single house and the top floor would have been 4 large bedrooms. These spaces have been broken up over the years with subdivisions and smaller rooms to provide a kitchen and bathroom. The design cleans up and rationalises the internal spaces providing good quality room layout with additional bathrooms and storage areas.

The biggest alteration is the reduced head room to the existing second floor. This has been reduced from 2700mm to 2500mm in order to achieve suitable headroom to the new accommodation within the roof massing. The reduce ceiling height is not across the entire floor plate and is only beneath the additional accommodation above. In affect this leaves a zone around the perimeter of the flat against the external walls where the ceiling will either remain at the original height or where appropriate, be opened up to the underside of the original roof slope. In turn this also means the reduced ceiling height does not clash with the head level of the existing windows.



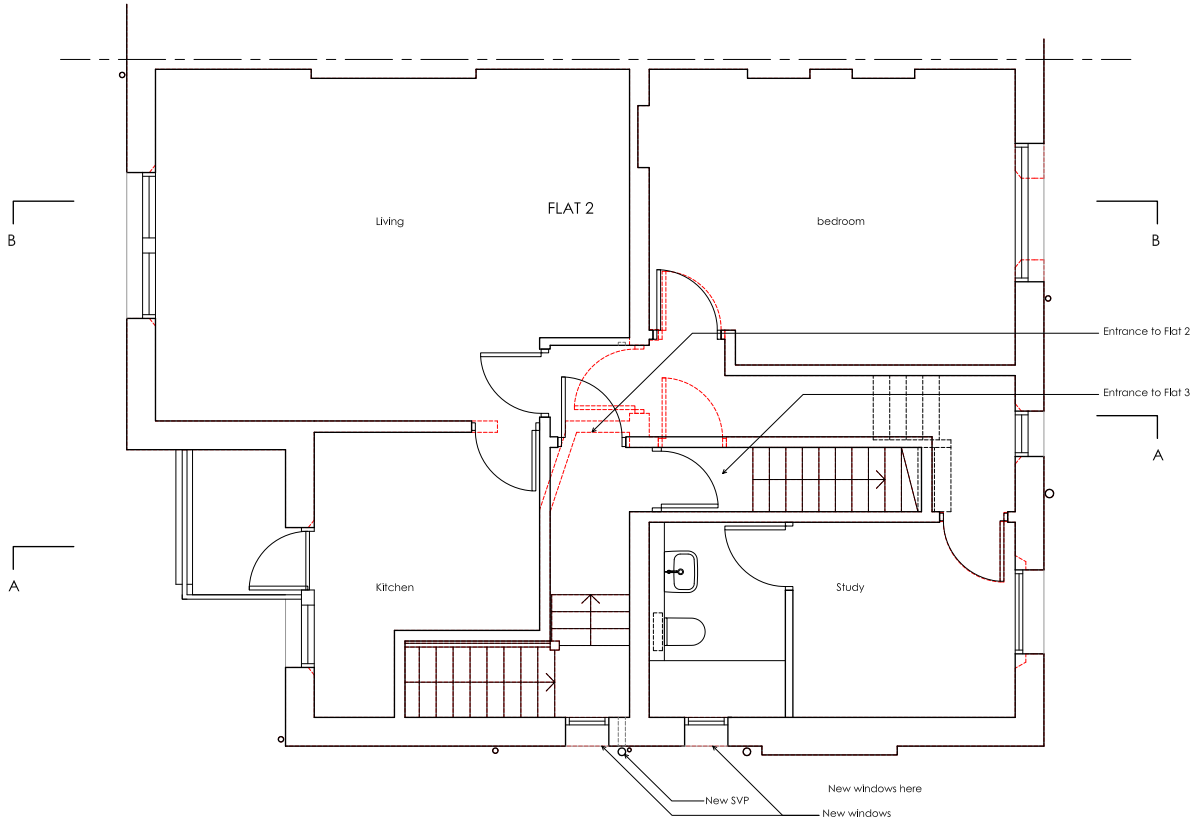
Proposed Section

To compensate for this loss of head room some of the spaces will have increased headroom by opening up the ceilings to the underside of the original roof slope. This will be particularly affective in rooms such as the bedrooms and main living space. The reduced level ceilings are only above the secondary spaces such as the new kitchen area, bathrooms, dressing area and lobbies.

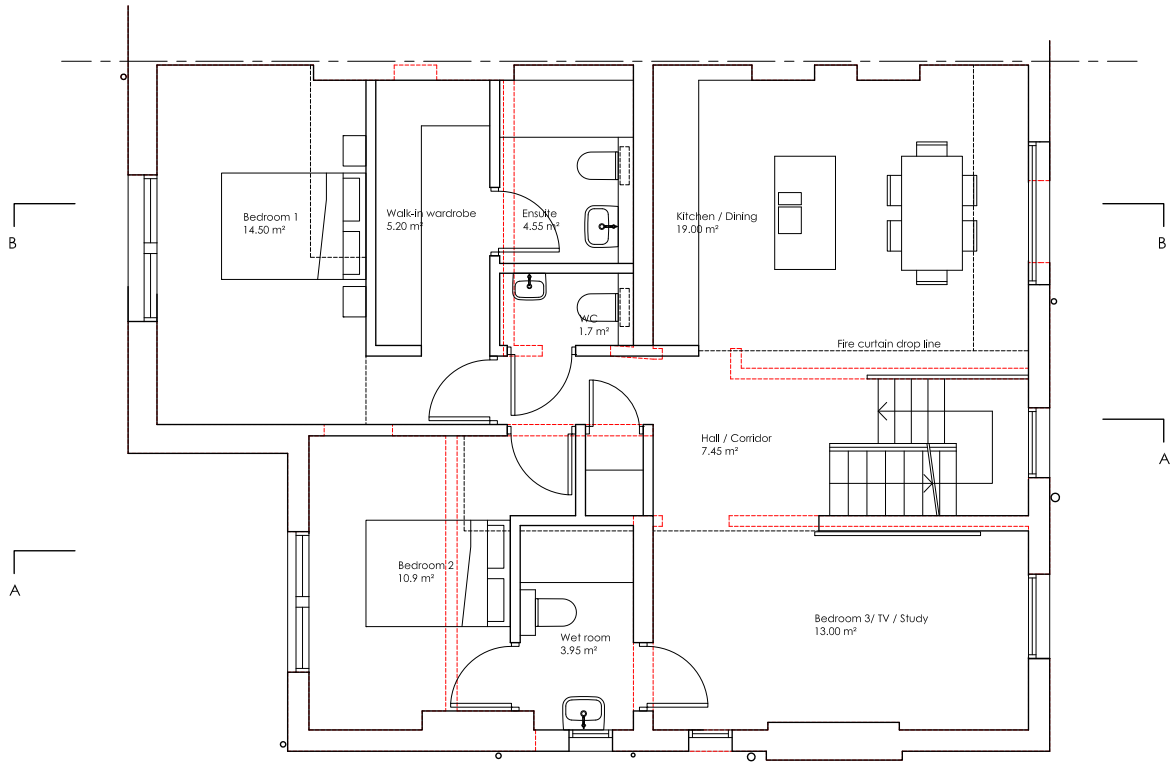
To maintain a sense of the open plan layout, the staircase and lobby will be open to the main living spaces. In order to address fire escape issues, the staircase and lobbies will be protected means of escape and automatic fire curtains will drop in the vent of a fire to create this protected escape route.

The existing entrance to the flat is on the first floor on the floor below with the door being positioned against the bottom step of the staircase and opening outwards onto the common landing. This situation is not ideal and so the flat will be extended away from the staircase to provide a suitable lobby area at the base of the staircase. This will mean that the door to the flat on the first floor will move slightly and as such, the entrances to the two flats will be more comfortably positioned on the landing and provide better entrances to the flats as a whole.

Any internal alterations to flat 2 on the first floor will be subject to a separate planning application.



Proposed first floor plan



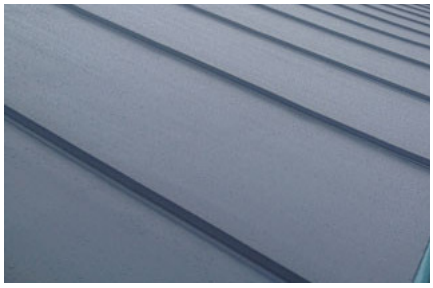
Proposed second floor plan

Materials

The roof top extension will be largely hidden within the existing roofscape. We are not proposing to change the material to the roof and it will remain as slate and terracotta details to the ridge and hips. All other detailing to the roof will be in lead flashing of party wall brickwork and valley gutter as traditionally detailed.

The roof to new structure for the roof space will be in grey Sarnifil single ply membrane, a materials which looks like lead and is commonly used in conservations areas. The doors to the terrace will be in dark grey aluminium so as to be unobtrusive within the roof scape when seen from afar. All flashings and details around the terrace will be in dark grey Sarnifil or aluminium. The balustrade will be in clear glass with invisible fixings. Gutters, hoppers and rainwater pipes will be in dark grey aluminium to match those of the host building.

red brick



grey roofing material

paving slabs

Access

The ground floor is accessed at two points from ground floor level. None of these existing entrances are level with the pavement and the new doors onto the rear roof top terrace will also have two steps up as part of the proposed scheme.

The existing front entrance path is accessed up 1 step up from the pavement level. The existing front door is accessed up a further 3 steps from the front entrance path. Internally, the second floor flat is accessed via two flights of stairs from the original entrance hall.

The new staircases proposed to the second floor flat will be designed and detailed to meet Part M and of the Approved Document for Building Regulations and as such will be suitable for use by ambient disabled people.

Bicycle storage

Currently there is no specific storage area for bicycle storage. Bicycles are currently stored within the communal entrance hall at the ground floor level. The freeholders of the property are considering an improved layout and storage area for bicycles and this will be part of a separate planning application,

Dustbin and recycling

The flats within the property currently share all dustbin and storage facilities for recycling. This will not change as a result of this application. Dustbins and recycling storage containers are currently stored within the front garden area outside of the front door. The freeholders of the property are considering an improved layout and storage area for the dustbins and recycling containers and this will be part of a separate planning application.