

## 4b Parkhill Road

Design and Access Statement  
December 2014



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## **1 Introduction**

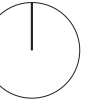
### **1.1 Overview of the proposal**

The following document has been prepared by Studio Architettura Ltd in support of an application for full planning permission & conservation area consent with regard to the proposed development at 4b Parkhill Road, London, NW3 2YN.

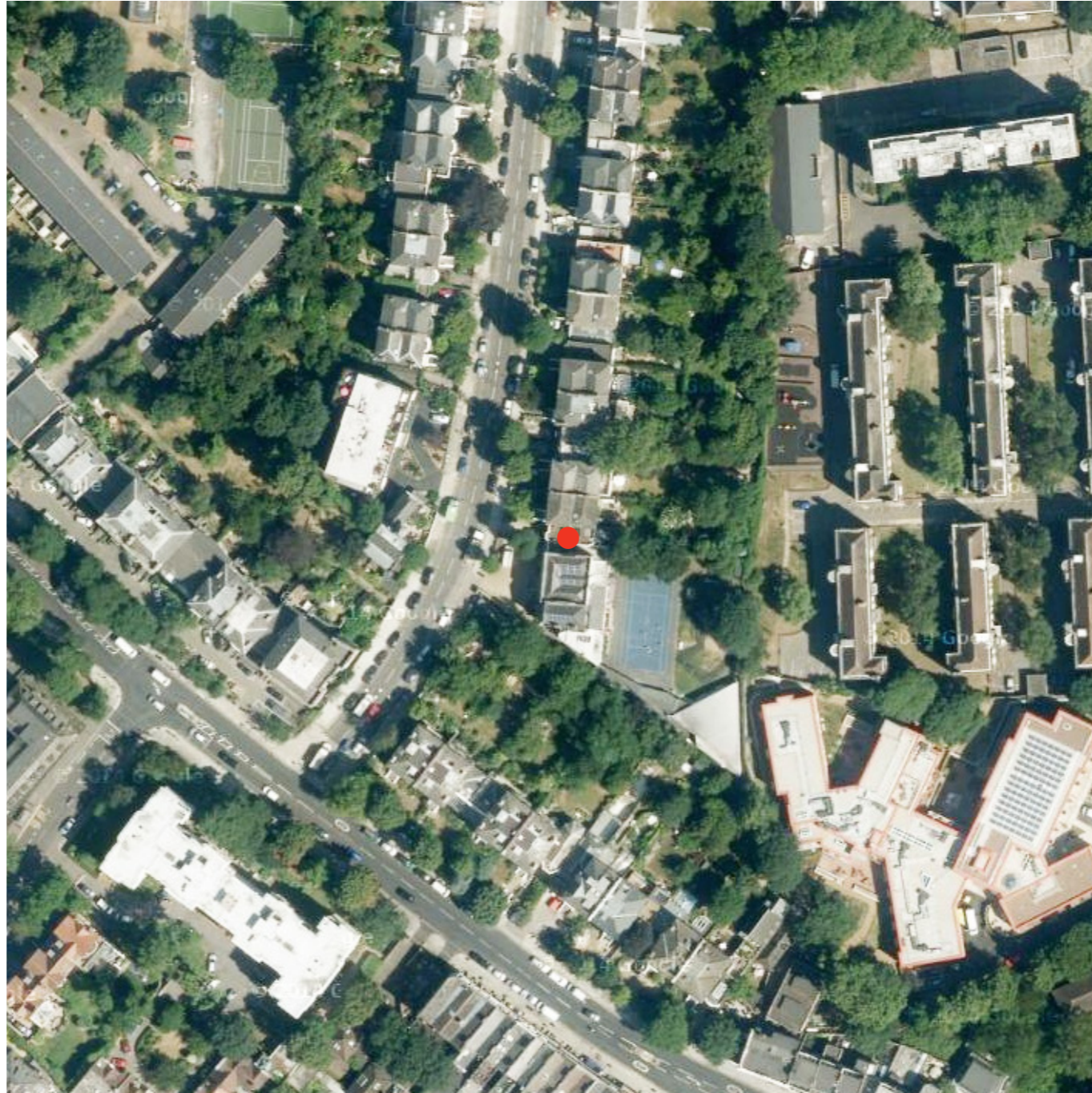
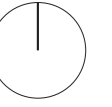
The document should be read in conjunction with the associated drawings and supporting information.

Summary of application:

- i) Construction of a new basement under existing house and rear garden.
- ii) Addition of front and rear light-wells.
- iii) Re-construction of the front and rear façades.
- iv) New front gate & garden landscaping.



Location Plan, 1:1250



Aerial Photo, 4b Parkhill Road highlighted

## **2 Existing**

### **2.1 Site location and overview**

4b Parkhill Road is a two storey coach house located on the east side of Parkhill Road approximately 300m from the junction with Haverstock Hill. The property falls within the 'Parkhill and Upper Park Conservation Area' and the 'Haverstock Ward'. The property is not a listed building.

### **2.2 Description of Conservation Area**

Extracted from the 'Parkhill and Upper Park Conservation Area Appraisal and Management Strategy':

*"Parkhill and Upper Park Conservation Area is part of the nineteenth century London suburb of Belsize, running along the east side of Haverstock Hill. The area is defined by the busy, urban nature of Haverstock Hill and the quiet residential streets that branch from it. The quality of the landscape is defined by the hilly topography, the mature trees and the tranche of back gardens behind the houses lining the streets, a typical characteristic of 19th century residential areas."*

*"Italianate Victorian semi-detached houses are the characteristic building type, with twentieth-century housing styles ranging from garden suburb to modern movement and contemporary insertions. The Lawn Road Flats, Isokon Building, is a seminal landmark of the 1930s, which is also a symbol of the flowering of British twentieth century art in this area in the 1930s. Resident artists included Henry Moore, Barbara Hepworth and Ben Nicholson, as well as Naum Gabo, Maholy-Nagy and other émigrés from Europe."*

### **2.3 Site context**

Parkhill Road is characterized by its large four-story Victorian semi-detached villas constructed circa 1860. The original street scape - most likely developed by William Lund - included large separation gaps between each pair of villas to promote greenery and planting in keeping with picturesque ideals of the time.

A number of villas are notably missing from Parkhill Road, which is most likely attributed to bomb damage. The replacement blocks, predominately of apartments, are seemingly of post war construction, of varying masses and styles and generally unsympathetic in nature. The remaining villas in the 'William Lund' style are characterized by high raised ground floors, open columned porches, and large front and rear gardens.

The original gaps between each villa have been gradually in-filled over time by smaller coach houses (as at 4b Parkhill Road). While these vary in character and style, typically they have been limited to 2-3 storeys in height, maintaining a visually subordinate relationship to the larger villas, as well as retaining a partial view between the villas. As shown by the photos shown later in this document the architectural character of the existing coach houses vary considerably. As shown by the bay window, 4b is not an original coach house and has been extensively remodelled.

At the southern end of Parkhill Road, No.1A is the Victorian lodge of 'Tower cottage'. Notably, its truncated steeple survives from the grounds of a Gothic house demolished at the corner of Haverstock Hill.

The northern end of the street (north of Tasker Road) has a slightly more open character, with much younger planting and a greater number of modern developments.

### **2.4 Use and layout**

The property is a single dwelling house, with 2 bedrooms on the ground floor and living accommodation on the first floor. No direct access to ground floor amenity space is available from the first floor. Access to the existing roof terrace is via an external rear spiral stair.

### **2.5 Scale, volume and massing**

The property consists of two storeys, with a flat roof terrace and raised parapet at both the front and the rear.

### **2.6 Structure and construction**

The property is built of load bearing masonry with timber joist floors.

### **2.7 Appearance and Materials**

#### **i. Front:**

Unlike the brick façades and intricate detailing of the villa properties, the front facade has a rendered / stucco finish and minimal external detailing. The property is dominated by a large bay and prominent parapet. The windows are traditional white painted sash windows. The front elevation has clearly been extensively altered from its original design as have many other coach houses along Parkhill Road which display a wide variety of architectural styles and features.

#### **ii. Rear:**

The rear elevation has been extensively altered in the past, including a previous extension, as shown by the separation between the neighbouring flank walls and side walls of 4b. The facade is also finished in white stucco and is characterized by its large crittall-style glazing; a first floor balcony, and incongruous cast iron spiral staircase that provides access from the first floor to the roof terrace.

### **2.8 Boundaries**

The north of the site shares a party wall with no. 4 of the large, four-storey paired villas of numbers 4&6 Parkhill Road. A number of windows are present on the southern facade of no. 4 overlooking 4b.

The south of the site shares a party wall with a single story wing of the large four-storey 'Village school'. The existing perimeter parapet of number 4b creates a physical and visual boundary between the two properties.

The back garden of 4 Parkhill Road encloses the rear garden of 4b Parkhill Road on the north and east sides. The boundary is defined by a low brick wall and a tall close panel fence.

Directly west, at the front of the property, is the public highway of Parkhill Road. On the opposite side of the road is the newly renovated 'Tower Cottage' (1A Parkhill Road), with its characteristic truncated steeple.

## **2.9 Landscaping, gardens and trees**

Front:

The front garden is gravelled; there is a low brick wall to the south, and a low brick wall and planter to the north. The entrance to the property is marked by two brick piers and a simple metal gate. While there are no prominent trees in the front garden, a large deciduous tree is located behind the wall share with the village school.

Rear:

The rear garden is hard landscaped and has no substantial or protected trees. The enclosed space is characterized by a low brick wall topped by a tall close board timber fencing to the north and east and a tall brick wall to the south. At ground level the space offers little visual interest. There are no substantial or protected trees to rear of the garden.

## **2.10 Access and car parking**

The front garden includes a designated vehicle driveway , providing a parking space at street level. There is no designated off site parking associated with the property.



*Bird's eye view looking north*



*Bird's eye view looking west*



*Bird's eye view looking south*

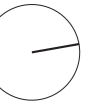


*Bird's eye view looking east*





Parkhill Road (Bird's eye view looking west)





*The heterogeneous character of other 'coach house' side extensions along Parkhill Road.*

### 3 Planning history & Pre-application response

#### 3.1 Planning history of 4B Parkhill Road:

Reference: CTP/G9/4/B/37336  
Application Refused: 09/12/1983  
Description: Permission refused and dismissed at appeal for the erection of a mansard roof extension.

Reference : 8500628  
Permission Granted: 03/07/1985  
Description: Erection of a two storey rear extension including a roof terrace.

Reference: PE9700415R1  
Permission Granted: 24/11/1997  
Description: Erection of a two storey rear extension at ground and first floor levels and creation of a terrace at first roof level.

Reference: TCX0106670  
Application Granted: 21-09-2001  
Description: Fell 1 x apple tree and 1 x cherry tree at rear garden. Fell 1 x fig tree at front garden.

Reference: 2014/3107/PRE  
Pre application response date : 17/06/2014  
Case Officer: Sally shepherd  
In response to submission by Coffey Architects on behalf of current applicant.

#### 3.2 Pre-application response

The pre-application response [2014/3107/PRE] picked out particular items of concern:

##### DESIGN

###### Roof extension:

The pre-application submission showed a rooftop extension which projected higher than the porch of the principal villa. This was deemed to be in contravention of Camden Planning Guidance, Design, Paragraph 4.16 "Side extensions should [...] be no taller than the porch".

###### Basement:

The pre-application response states that the "principle of a basement and light-well is considered to be acceptable in this location, however it would subject to the outcome of a Basement Impact Assessment.

###### Balconies:

"Traditional materials should be used such as iron railings [...] rather than glazing.

##### AMENITY

###### Basement:

"A Basement Impact Assessment would be required" and that "Details of what is expected within the BIA are contained within CPG4"

###### Balconies:

"There are [...] no amenity concerns with regards to overlooking."

###### Roof extension

"The principle of the roof extension is not considered to be acceptable in design terms. Notwithstanding this, the extension is not considered to have a detrimental impact on neighbouring amenity in terms of overlooking, sunlight and daylight."

#### 3.3 Further advice sought

Further advice on the front light-well was sought by telephone and it was confirmed that a front light-well is acceptable in principle, and that the design should adhere to planning policy.

#### 3.4 Relevant Polices listed by the Pre-application response

National Planning Policy Framework 2012

London Plan 2011

LDF Core Strategy and Development Policies

CS5 (Managing the impact of growth and development)

CS14 (Promoting high quality places and conserving our heritage)

Development Policies

DP24 (Securing high quality design)

DP25 (Conserving Camden's heritage)

DP26 (Managing the impact of development on occupiers and neighbours)

DP27 (Basements and light-wells)

Camden Planning Guidance 2013

CPG1 (Design)

CPG4 (Basements and light-wells)

CPG6 (Amenity)

Parkhill and Upper Park Conservation Area Appraisal and Management Strategy 2011



Front elevation of 4b Parkhill Road



Rear garden of 4b Parkhill Road



*View of the rear of 4b Parkhill Road from the garden of 4 Parkhill Road, 'the main villa'*



*View of the rear of 4b Parkhill Road from the garden of 4 Parkhill Road, 'the main villa'*

## **4 Proposed**

The proposal is to demolish the existing building in its entirety, to construct a new basement extension to the property and to re-construct the upper floors using a split level arrangement to ensure that the height of the development is no taller than the porch of the main villa.

The revised layout includes two bedrooms and a lounge in the basement levels; each bedroom is served by a light-well. At ground floor the proposal includes a study at the front and a kitchen and associated balcony to the rear. At the first floor a dining room is proposed to the front and a second living space is proposed to the rear. This living space retains the existing views to the east.

The existing roof terrace, which was given planning permission in November 1997 [PE9700415R1] is retained but reduced in size.

### **4.1 Use**

The property will remain in use as a single dwelling house.

### **4.2 Roof Extension/Massing**

Following the Pre-Application Response [2014/3107/PRE] the height of the revised proposal has been limited to the top of the porch of the main villa, 4 Parkhill Road, in accordance with paragraph 4.16 and figure 3 of Camden Planning Guidance, Design, Side Extensions. By retaining this height the coach house will remain subordinate to the adjoined villa and school.

This will ensure that, in reference to 4.17 of CPG1, the 'gap' between the Village School and number 6 Parkhill Road continues to make a positive contribution to the character and appearance of the conservation area. It will also ensure that the existing views to the mature rear gardens are retained along with the visual interest and the effect of softening the urban scene.

### **4.3 Front facade**

To ensure ease of access to the narrow site during construction the existing front facade will be demolished along with the rest of the building. This will help to reduce the duration of the works and hence to minimise the impact of the works on neighbouring properties as required by Camden Development Policy 26 "Managing the impact of development on occupiers and neighbours".

As the project is in a Conservation Area, the front facade will be reconstructed, rendered and painted white to match the existing facade. New double-glazed sash windows will be installed also designed to match the existing windows.

### **4.4 Rear facade**

In reference to 4.17 of 'CPG1' and 'The Parkhill and Upper Park Conservation Area Appraisal and Management Strategy' the proposed rear elevation will be set back from the villa at no. 4, this separation will be further reinforced by a shadow gap running the full height of the building reinforcing the subordinate relationship of the coach house to the main villa.

The rear facade of the new construction will be rendered and painted white with large, sliding, metal-framed windows, with metal balustrades as suggested in paragraph 6.8 of the Pre-Application Response.

### **4.5 Basement**

The proposed additional floor space will be located below ground-level in a new basement extension. The landscaping at the rear of the property will be stepped to gain as much benefit as possible from the proposed light-well. This is covered by the Pre-Application Response [2014/3107/PRE] which states that the "principle of a basement and light-well is considered to be acceptable in this location [...] subject to the outcome of a Basement Impact Assessment."

In accordance with Camden policy DP27 and CP4G, as part of this application a fully detailed Basement Impact Assessment (BIA) has been provided to support and demonstrate that the proposed basement would not harm the built or natural environment.

### **4.6 Front light-well**

In accordance with 2.72, 2.67 & 2.68 of Camden's basement and light-well design guidance 'CPG4', the proposed front light well has been carefully designed to both retain the existing architectural character of 4b Parkhill as well as prevent harm to the appearance of the surrounding area.

Other light-wells are present along Parkhill Road, the light-well is set well back from the street, in addition we have proposed protecting it with a flat grille to prevent any visual obstruction to either the front windows or façade of 4b.

In this way any impact on the visual character of the area has been minimised as far as practicable.

### **4.7 Gate and Brick Piers**

The existing brick piers and black painted metal gate will be removed and replaced by a new black metal painted gate, separate pedestrian entrance gate and a panel combining an entry phone system and letter box. The vehicle gate will be automated.

### **4.8 Landscaping - front garden**

The existing planter in front of the ground floor bay window will be relocated to the street-side of the new light-well.

The gravel will be replaced by decorative stone paving laid into grass ensuring that the rainwater is directed to the lawn or a border to drain naturally.

### **4.9 Landscaping - back garden**

As acknowledged in the Pre-Application response the amenity of the original rear garden will be retained by the proposed terrace and light-well.

### **4.10 Amenity**

Having addressed the particular concern of the Pre-Application response regarding the height of the development "the extension is not considered to have a detrimental impact on neighbouring amenity in terms of overlooking, sunlight and daylight. (Pre-application

response, paragraph 7.5

#### **4.11 Overlooking**

As noted in the in the Pre-application advice, there is already a balcony at first floor level, a screen on the boundary with number 4, as well as a high boundary wall on the boundary with the school at number 2; therefore the revised design should not present any specific amenity concerns with regards to overlooking.

#### **4.12 Rear garden**

Following pre-application advice and in accordance with DP27, the existing amenity of the rear garden will be retained but distributed between the terraces at ground floor and basement level.

#### **4.13 Structure and construction**

In accordance with advice from the structural engineers and following the Basement Impact Assessment the basement will be constructed from a combination of concrete underpinning, sheet piles and concrete slabs.

The upper-floors will be built from a combination of timber joists bearing on steel beams which in turn bear on concrete pads cast into the party walls.

It is proposed that the front facade will be demolished to enable access to the site for the duration of the works. It will be reconstructed in rendered masonry to match the existing.

#### **4.14 Boundaries**

There will be no amendment to the existing boundary conditions at Ground Floor or above. Basement underpinning will be subject to Party Wall Agreements.

#### **4.15 Access and car parking:**

No amendments to the parking access or public highways.

#### **4.16 Basement Impact Assessment**

As required by the Pre-application response a separate Basement Impact Assessment is being submitted in support of this application.

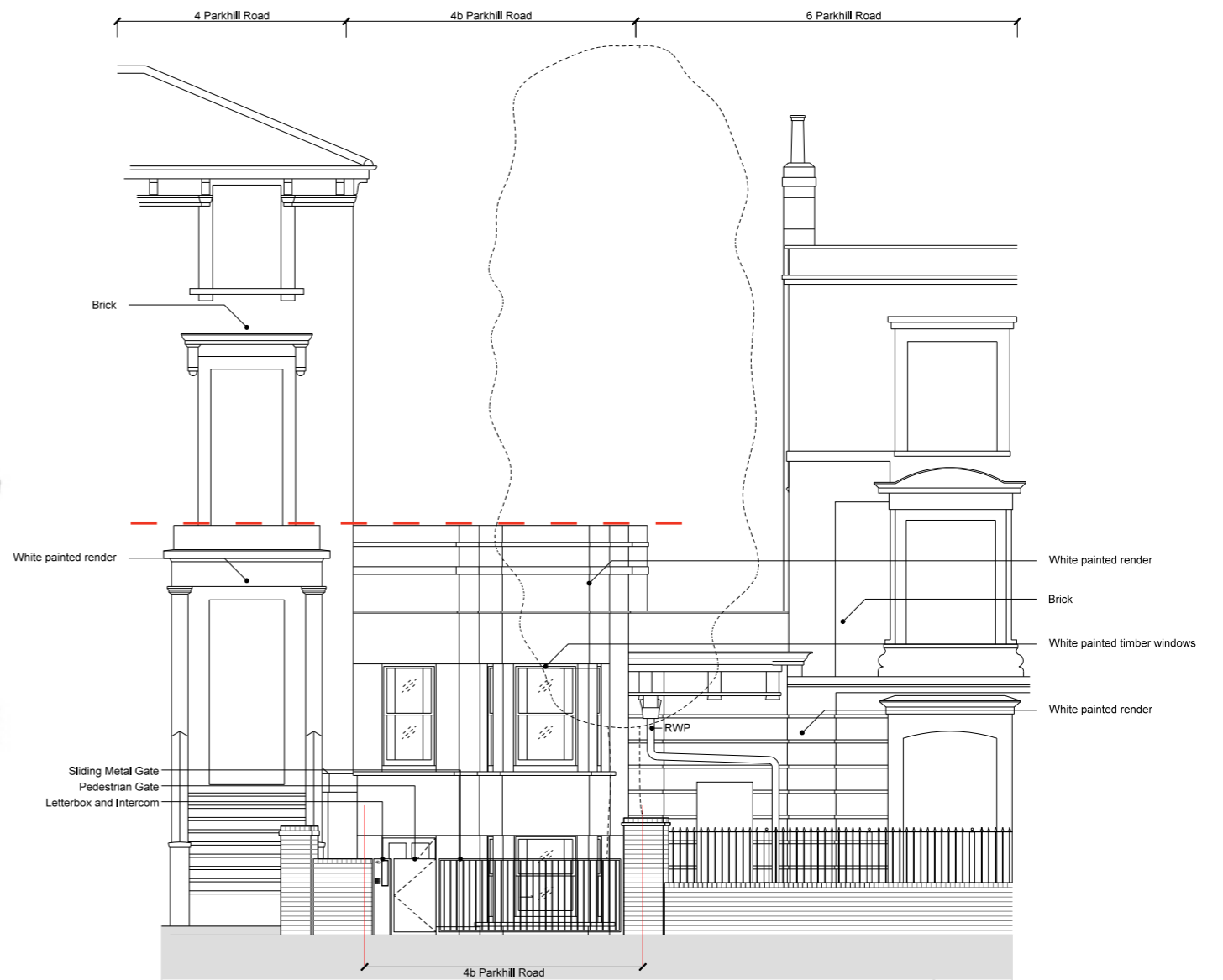
#### **4.17 Summary**

Making reference to Section 2 of Camden Council's core strategy; the intention of the developments at 4b Parkhill Road is to create a generous and well designed family home. All effort have been made to meet this objective without detriment to the surrounding character, or the amenity or privacy of the neighbours.



*height of extension  
to be no higher  
than the porch*

*extension set back  
from main building*



*Diagram of proposed front elevation.*

*Figure 3 CPG1 design guidance.*



## **5 Heritage Statement**

### **5.1 Existing**

As already set out, 4b Parkhill is one of many 'coach houses' attached to the villas along Parkhill Road. Many of the other examples along the road have been extensively modified including the addition of mansard roofs and additional stories which the council would now deem to be inappropriate.

The property is not listed and it has been modified and extended at least twice in the past. Constructed with solid brick walls and large expanses of single glazing, the existing building is thermally inefficient.

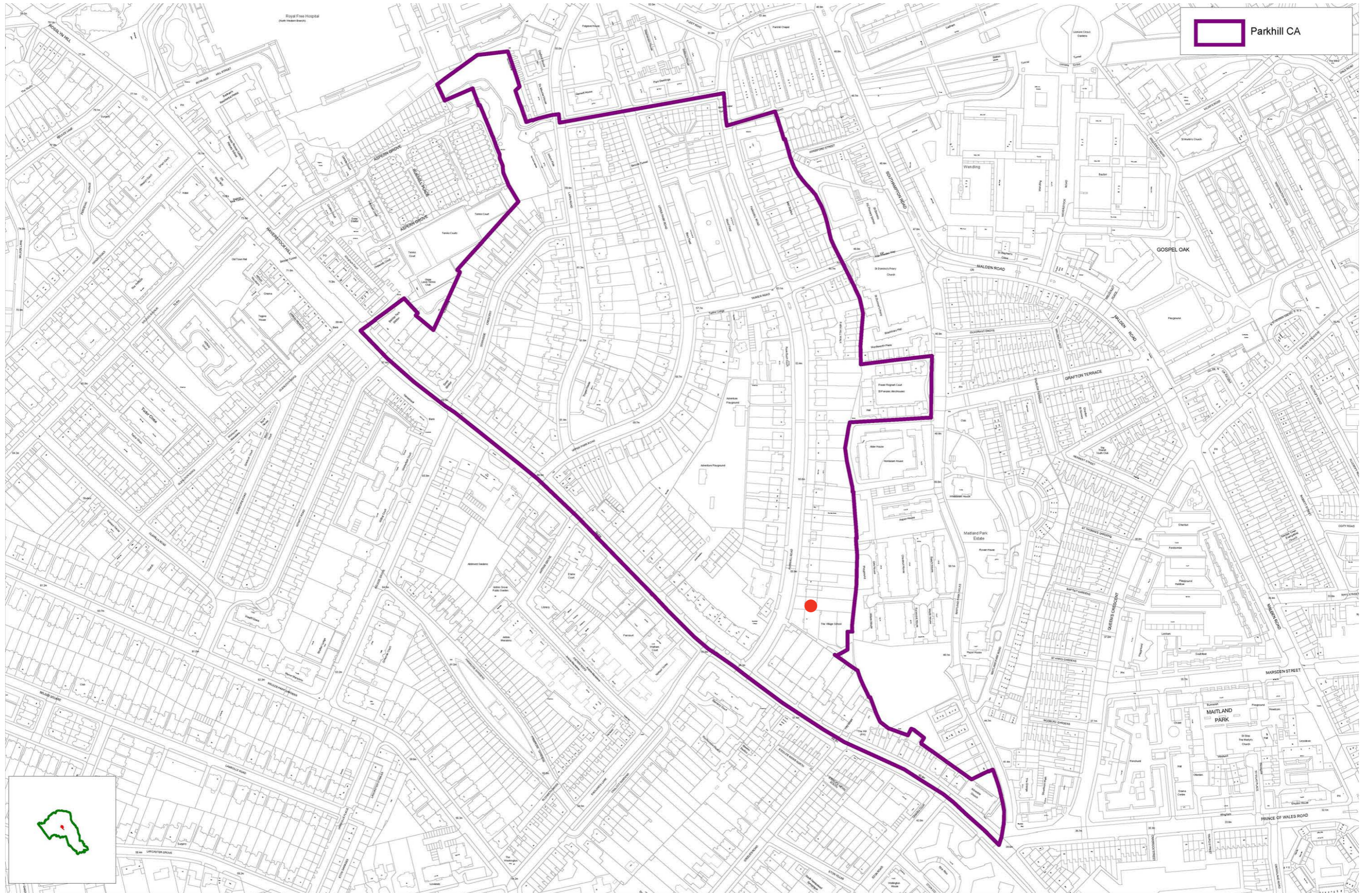
The building's primary contribution to the Conservation Area is as part of the streetscape with an elevation and massing that are in keeping with, but subordinate to, the main villa which it is attached to (no. 4 Parkhill Road).

### **5.2 Proposed**

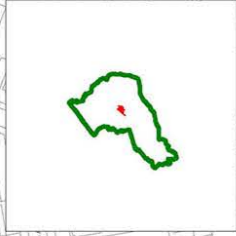
Addressing concerns that were raised in pre-application advice, the split level arrangement ensures that the proposed massing follows Camden's Planning Guidance. Materials for the rear facade have been selected to be in keeping with neighbouring properties. The new front elevation will be designed to match the existing one as closely as possible such that 4b Parkhill Road will continue "to fulfil an important townscape role and make a positive contribution to the character and appearance of the conservation area" (Pre-application advice letter).

Demolition of the existing building in its entirety will not only facilitate the construction process minimising the impact of construction works on neighbours, it will also allow the reconstruction of the facades using modern, well insulated construction techniques that will reduce the energy consumption of the new building as required by current Building Regulations.

Appendix



 Parkhill CA



# Parkhill CA

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**Ward map**



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