

Design & Access Statement

1.a Assessment



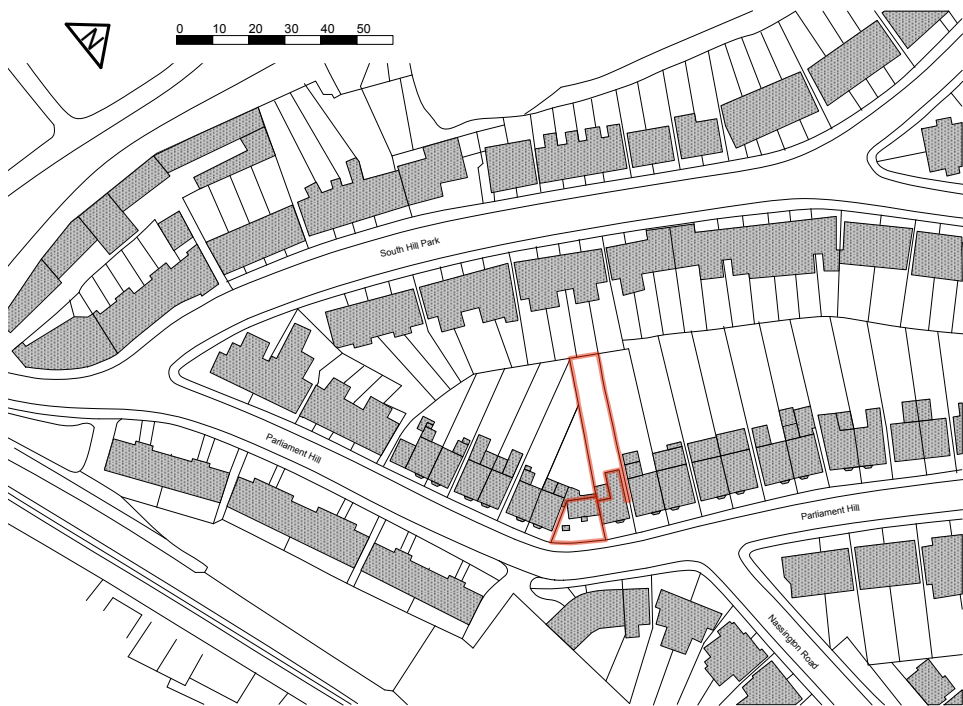
Note: The shape of the demise at 15a Parliament Hill is unusual and can be a source of initial confusion. As shown on the plan opposite the site is comprised of both the house on Parliament Hill and the large garden behind 15 Parliament Hill. A single room in the ground floor of 15 Parliament Hill is also part of the demise. This space of this room is physically with the rest of 15a and it provides a direct and convenient space and connection to the large rear garden of 15a Parliament Hill.x

1.1 Location & Transport Links

The existing house is situated on the north side of a slight bend in Parliament Hill road. It is a residential neighborhood within the South Hill Park Conservation area. The house is approximately halfway between the intersection of South End Road to the southeast and the entry to Hampstead Heath adjacent to the top of Parliament Hill to the northwest.

1.2 Site Access

There are excellent transport links. The site is close to underground, overland rail, and bus routes. Parliament Hill is a heavily parked street and the present house has a crossover to off street parking for one car within the front garden. Both within the front garden and between the front and back of the house there is some level change due to the natural topography. This change is about one metre overall and it is therefore not possible to have level access at both the front and back of the house.



Location Plan: 15a Parliament Hill sits on the inside of a gentle bend in the road and at the intersection of a number of different historical periods in the development of the area.



Parliament Hill Elevation



Garden Elevation

1.3 Context

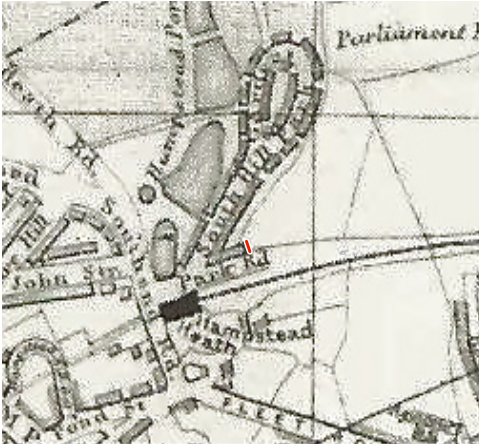
1.4 Historical Development

The South Hill Park Conservation Area is a largely homogenous late 19th century residential area. The pattern and grain of the local streetscape is quite consistent; Attached and semi-detached brick built terraced houses with small front and large back gardens, low brick front walls, pedestrian entry gates, and planting. The building forms are similarly consistent: stone parapets, pitched gable ends, dormer windows, chimneys, and bay windows. Materials are traditional and vernacular: brick walls and slate roofs, painted timber windows, surrounds and decorative details, with lead and zinc flashings, weathering and canopies. There are a few pre and post war buildings in the area although these are the exception.

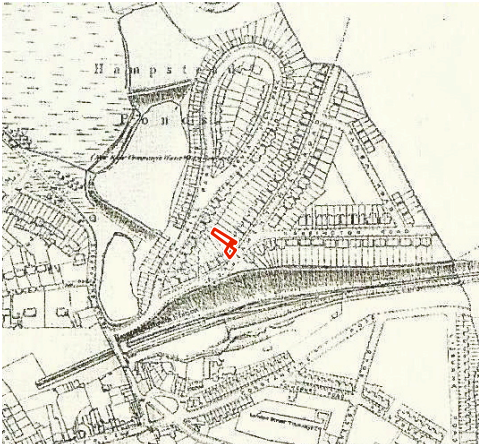
A significant number of the houses have lower ground floors or basement levels with front light wells. Most of the lower level accommodation is original, but some appear to be of modern construction. Many of those houses without visible lower levels have partial basements for storage. Lower ground floor levels, basements, partial basements, and front light wells are all part of the traditional local form of housing.

Within this larger consistency to the built fabric the immediate surrounding to 15a Parliament Hill are relatively unusual and diverse. The present house at 15a and the gentle bend in Parliament Hill road mark a number of junctions in the historical development and re-development of the area. Many of these junctions have not been given very careful architectural consideration. 14 would appear to be the final house shown on the 1883 map and it marks the end of the first, early period of the development of the area. 15 Parliament Hill is part of the second period of residential development shown on the map of 1891 although at some point in the 20th century the original pitched roof was replaced by a full fourth story extension and this substantially increased the scale of the building. The present house at 15a sits in the gap between the two and was originally a carriage house and garage attached to 15. It was converted to residential use in 1970. The high largely bare brick party end walls which frame 15 Parliament Hill marks the relative unconsidered boundary between the two larger periods in the development of the area.

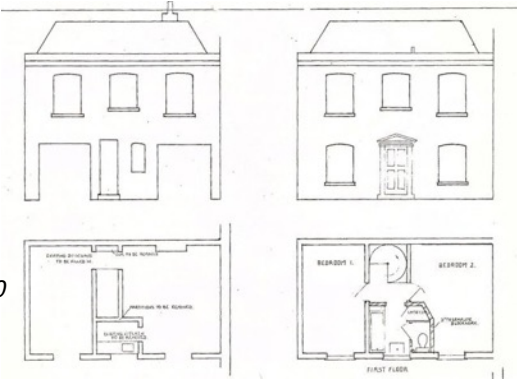
The long and large mansion blocks at Parliament Court and Hill Court are adjacent and opposite. These were built in the pre and post war periods respectively on land along the railway cutting. Hill Court would appear also to have displaced at least one of the 19th century houses. Both are brick built but nonetheless reflect the modern date of their construction and provide some contrast with the larger fabric of late 19th century residential houses. The junction between Hill Court and 18 Parliament Hill is the most obvious historical development boundary, and although the new building maintains the line and scale of the existing houses the junction is relatively abrupt. Planting to the now paved front garden at Hill Court is the easiest improvement.



1883 Map
The end of the terrace on Parliament Hill (then Park Road) is marked in red.



1891 Map
15a Parliament Hill is marked in red. It sits on the boundary of the newly developed eastern residential area.



15a Parliament Hill
Planning Permission Drawings 1970
Elevations showing the conversion of 15a from a garage to a house.



14 15a 15 Hill Court



14 15a 15



14 15a 15

1.5 The Curving Streetscape

The areas characteristic curving streets and corresponding faceted residential terrace elevations are arguably a logical consequence of the combination of topography and the island like circumstances of this community set within Hampstead Heath. The streets curve for level ground and double back at the perimeter with the Heath. The shape of the terraces follows.

The curved plan form of Hill Court is an appropriate contextual response although the fenestration, roofline, and material of the building are comparatively bland. The large and relatively blank side walls framing 15 Parliament Hill do not continue the larger pattern of curving terrace elevations within the conservation area. The set back, small scale, and white painted render of 15a are a break with the continuity of the larger streetscape.

*Bend in Parliament Hill at 15a
The characteristic continuation of
terraces around curves is
interrupted at 15a*



*The line of terraces is broken and
the exposed side walls dominate.*



*Curving Streets and Elevations
The topography and island-
within-the-Heath setting of the
Conservation Area results in a
characteristic streetscape
across buildings of different
periods.*

