

1.b Assessment (continued)

1.6 Structure within the Streetscape

Within the areas almost surprisingly even and consistent fabric of curving and gently climbing three to four or five story terraces there is a subtle inflection to the fenestration which acknowledges the various axes and corners which arise. Windows, bays, and pitched roofs coincide with and lightly punctuate the outside axes and the inside corners of bends, and the ends of streets. These features give pause, but do not break the continuity of the streetscape. The present house at 15a Parliament Hill interrupts and does not contribute to this larger pattern within the conservation area.

Several other similarly subtle and not particularly strict patterns exist within the built fabric. In general the slightly earlier houses to the west which were completed by the time of the 1883 map have parapets and mansard roofs. Those to the east which were largely completed by the time of the mapping of 1891 have pitched roofs with decorative painted gable end verge boards.

The houses within the terraces themselves tend to be grouped in pairs with narrow passages between. There are many exceptions to this and it is worth clarifying that the clear pattern within the Conservation Area generally is of narrow passages between houses within a larger terrace. These are not generally “gaps” of the type found between more grand or suburban villas. The conservation area statement notes that these passageways between houses provide “glimpses” through to rear gardens.

Another recurrent feature which is also common to buildings of the period is found in the structured order of the fenestration. Windows tend to be ordered in two vertical rows with a narrow set above the entry door and a wider row including bay windows over the lower one two or three floors. Again, many exceptions and minor variations to this pattern are found and these contribute to the character of the area.

Marking of Axes and Corners  
The largely continuous fabric of the area is gently punctuated by a coincidence between windows, bays, and gable ends with bends, corners and other latent axes in the streetscape.

Paired Terraces



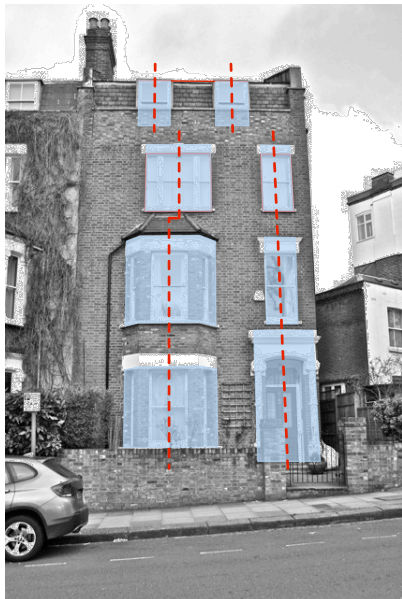
Parapets and mansard roofs are more common to the west of the conservation area.

A “glimpse” of rear gardens seen through a passage between paired terraces.



Pitched roofs are more common to the east. The height of terraces generally follows the topography, but does sometimes vary as shown.

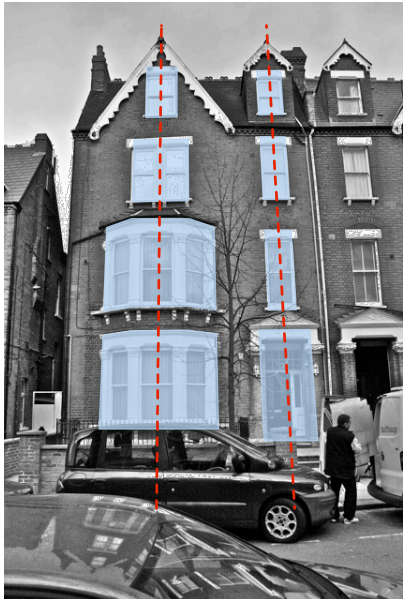
Fenestration Pattern: “Downhill”  
Typical window arrangement, etc found to the south & west of 15a in the slightly older area of development: bay windows, & mansards, & parapets.



The “glimpse” through to the rear garden between 14 and 15a Parliament Hill.



Fenestration Pattern: “Uphill”  
Typical window arrangement, etc found to the south & west of 15a in the slightly later area of development: bay windows, & pitched gable ends.



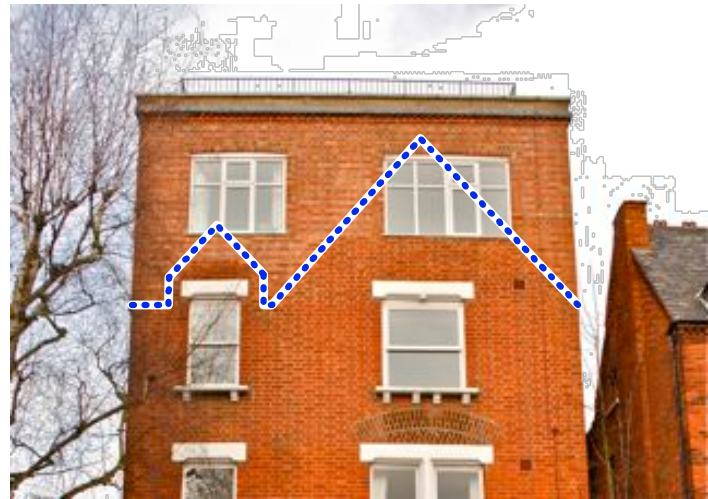


1.7 Views and Rooftop Extensions

Parliament Hill is renowned for fine long views in almost every direction from its summit. It is no surprise that the houses on its slopes are variously embellished and marred with a theme and variation of rooftop windows, extensions, and terraces. There is tension between the relatively strict form of the existing historic terraced houses and the alterations required for a good view. The later pitched roofs of the houses to the east are only slightly better at fulfilling this wish and for all their character the existing residential fabric was simply not conceived with any acknowledgement of the all important view.

Although this is a common problem in many groups of similar housing in London the pattern of tense and inventive alterations in South Hill Park is particularly pronounced due to the coincidence of fine views and a consistent and well preserved fabric. Taken together the pattern of minor variations peeking out at high level from above parapets and gables constitutes a distinct characteristic of the area. Beyond the typical roof lights and dormers, the more ambitious and successful alterations attempt either to extend the building seamlessly upwards or to create a deliberately different, but nonetheless thoughtful, appropriate, and generally quite subtle feature.

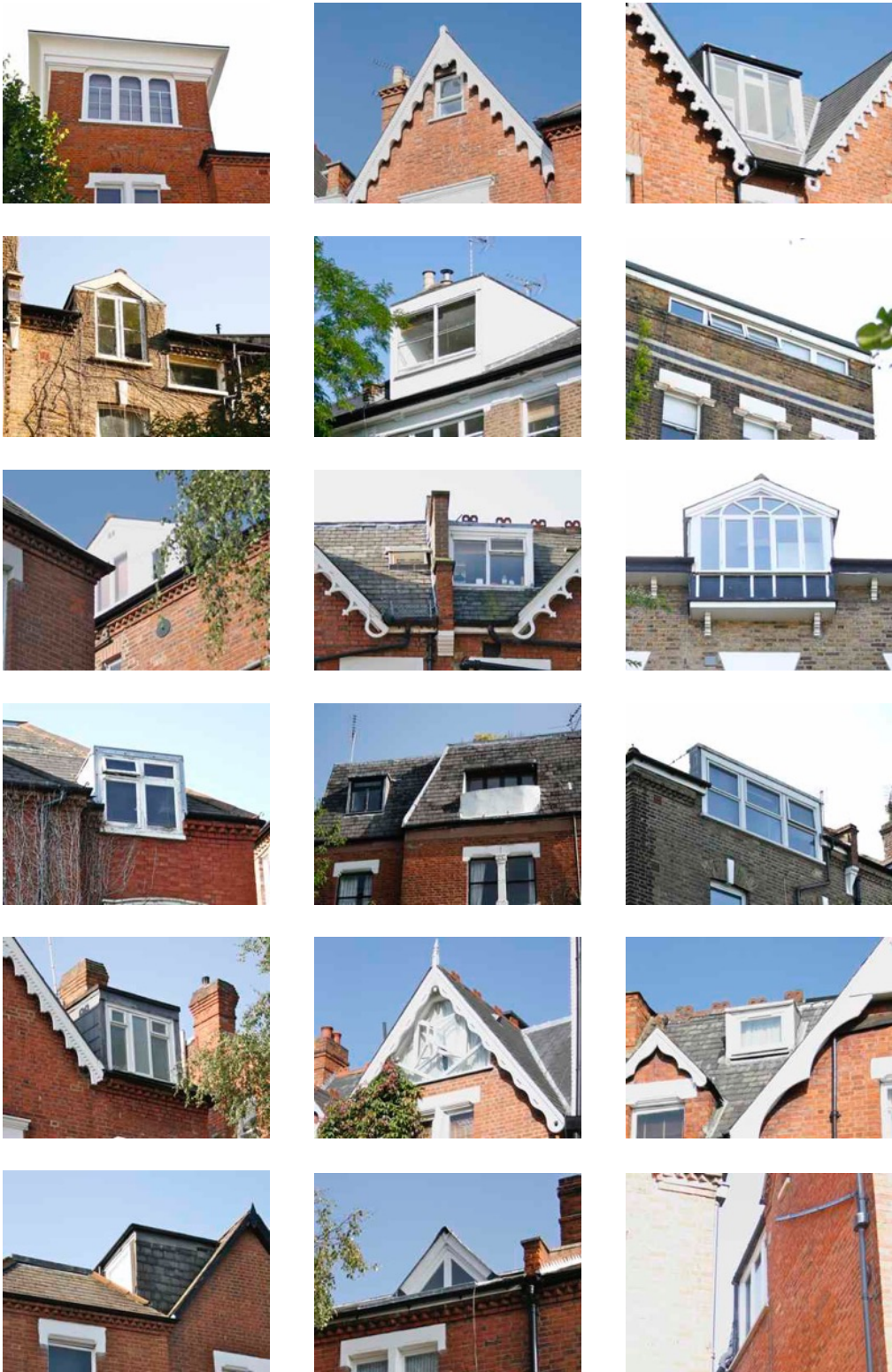
An entire additional floor and full rooftop terrace has been added to the neighbouring house at 15 Parliament Hill. The line of the original pitched gable end can be seen in the existing brickwork. 15 was part of the larger pattern of distinctive gable fronted houses which extends up Parliament Hill. These pitched roof houses dominate the whole residential area to the northeast. This significant increase in the size of 15 Parliament Hill has made more pronounced the inappropriately small scale and form of 15a relative to the surrounding fabric.



Additional Floor 15 Parliament Hill  
The line of the original gable end is visible in the brickwork.



The architectural form of 15 was originally consistent with the larger fabric of gable fronted houses up Parliament Hill to the northeast.



Rooftop Alterations & Extensions  
The renowned views from Parliament Hill drive an often awkward relation between the exiting historic fabric and all manner of rooftop alterations.