

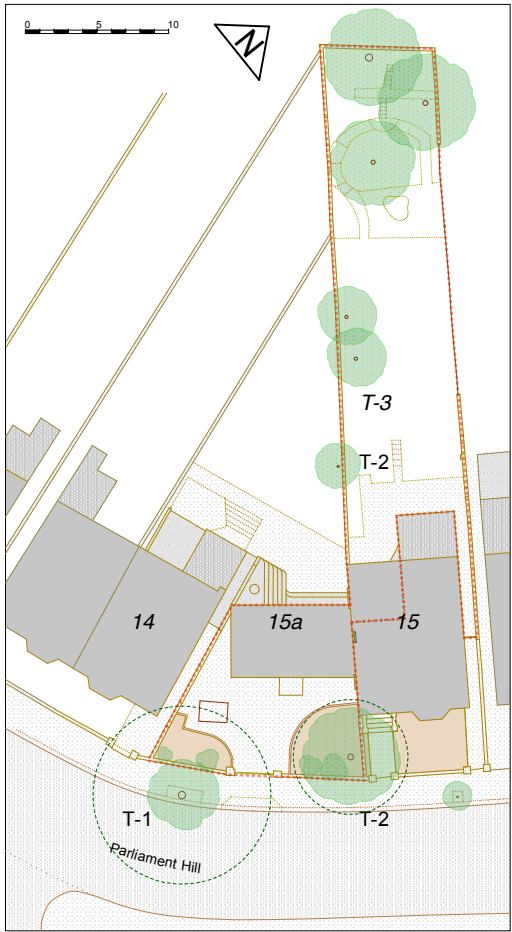
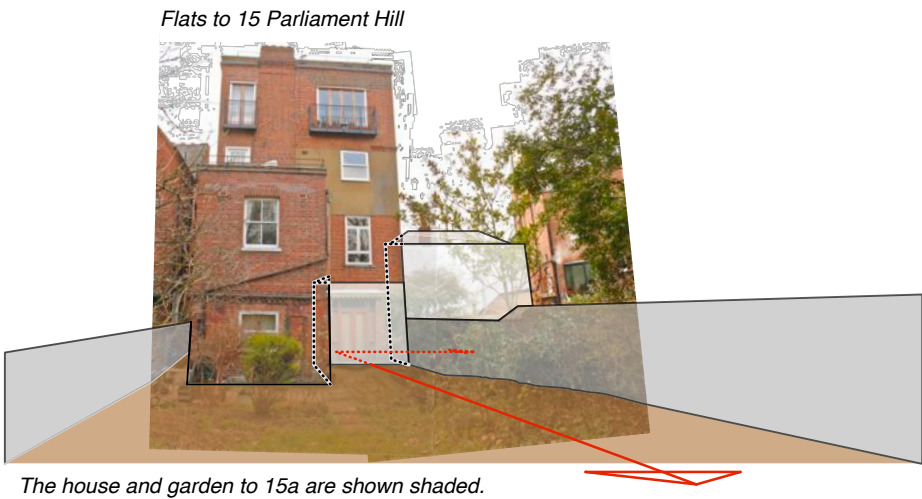
2.a Evaluation

2.1 The Site

The present house appears originally to have been a two story garage and carriage house which formed part of 15 Parliament Hill. Detailed records exist in Camden’s archive for the conversion of the garage to domestic use in 1970. In the mid 1990’s the larger house at 15 Parliament Hill was broken up into two properties. As shown on the attached site plan, the freehold property of 15a Parliament Hill includes the former carriage house and front garden, and all the entire back garden to the rear of 15 Parliament Hill. The side passage to the garden is also part of 15a. Finally, a single ground floor room to the rear of 15 Parliament Hill forms part of 15a and provides a connection through to the large rear garden of 15a.

The configuration of the site is unusual. It includes a very large street frontage and large front and rear gardens, but at present there is a poor connection and a change of level between the front and back sections of the house, and between the house and garden. Any alteration must address this central problem.

The present house is very small relative to the total site area and makes poor and inefficient use of the site. The house is also small relative to the scale of surrounding buildings. Increases to the size of the house at the front and rear seems likely. Additions at the rear will improve the relation and access to the garden.



Garden to 15a Parliament Hill
The demise of 15a is unusual and includes the entire garden behind 15 Parliament Hill and the side access. Proposed development of 15a should improve the connection of the front and back of the house and of the house to the garden.



2.2 Trees

The conservation area generally is well planted with trees in both the streetscape and gardens and is of course largely surrounded by Hampstead Heath. The immediate context around 15a is consistent with this larger settings and there are three significant trees which require detailed consideration in relation to any proposed development of the site. These trees are highlighted and referenced on the site plan opposite:

T-1: Common Lime

Mature lime set within the pavement of Parliament Hill. The tree has been pollarded and trimmed regularly by the Council. It has a quite significant lean to the northeast. Since the previous tree survey in 2011, a decay fungal bracket has developed on the north side of the stem and the tree has been downgraded from B.1 to C.1 (see Arbtech, Tree Suvey for full details).

T-2: Silver Birch

Mature Birch in the northeast corner of the front garden. Council records and site inspection indicates that the tree has been pollarded and trimmed regularly.

T-3: Magnolia

This is a relatively young tree in the garden of 14 Parliament Hill. The tree has has been planted very close (± 200 mm) to the garden wall and boundary with 15a.

An updated and full tree survey and development report has been prepared by the arboricultural specialist Arbtech. This report has been updated to include the partial basement proposal. Both the original and the updated report is included with the application. These give full consideration to the impact of the proposed development on the adjacent trees. Arbtech's reports concludes that the proposed works will not unduly threaten or compromise the amenity provided by the trees.



T-3: Magnolia in garden of 14 along boundary with 15a Parliament Hill



Site Plan:
Trees which require consideration in relation to any proposed development are referenced.



T1: Common Lime set within pavement on Parliament Hill



T-2: Silver Birch in front garden of 15a Parliament Hill

2.3 Side Elevations and Windows to 14 and 15 Parliament Hill

At present the front of 15a is framed by the high side walls to 14 and 15 Parliament Hill. These walls are a dominant characteristic and have a strong impact on the site and the surrounding setting. Any proposed development of the site must consider the daylight and sunlight requirements of the windows within the elevation. The character and importance or otherwise of the side walls to the setting of the conservation area must also be considered.

2.4 Side Wall Windows: Daylight and Sunlight

Natural daylight and sunlight to the side elevation windows and in particular of those to habitable rooms require careful consideration in relation to any proposed development. The proximity and significant height of the adjacent side walls to 14 and 15 respectively and in some cases of the side wall to 15a has a significant impact on the levels of light to the existing windows. A full daylight and sunlight study prepared by Right of Light Consulting in relation to the proposed scheme is included with this application. The report concludes that the proposed development is in accordance with BRE guidelines.

2.5 Side Walls: Planning Considerations

The walls perpendicular to Parliament Hill on both house are characteristic “end” or side walls and do not make a significant of important contribution to the character of the conservation area:

- Both 14 and 15 were originally conceived as terraced houses which faced Parliament Hill. The buildings do not architecturally “turn the corner”. The fenestration of the side elevation is architecturally unselfconscious and there is no deliberate architectural response to the bend in Parliament Hill.
- The brick type, bond, and pointing all change between the front and side elevations. The architectural detailing and window surrounds also change. Decorative and more considered architectural details feature on the front elevation. Utilitarian and undecorated details are found on the side elevations.
- The original windows to the side elevations of both 14 and 15 are comparatively small and are consistent with the character and pattern of other side windows on adjacent houses which which face into narrow side passages.
- The windows to the fourth floor of 15 Parliament Hill are part of a latter extension and are arguably more deliberately conceived. These windows bring light and give views, but the white painted and rendered side wall is awkward and unconsidered. It does not relate to the red brick wall below or the front elevation.
- At high level to 14 a pediment-like triangular area in the gable end of the the side wall is covered in unpainted render. This was probably done for practical reasons of weathering and does not appear to be a deliberate architectural feature.



15a Parliament Hill: Proposed New House



14 Parliament Hill Side Elevation & Windows:

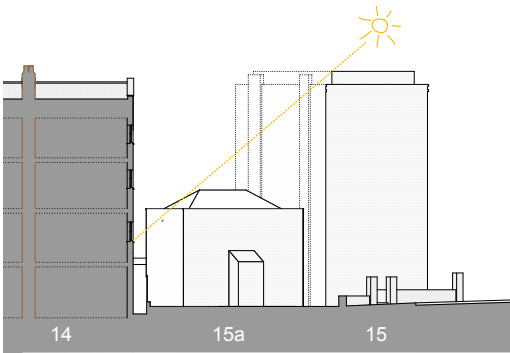


15 Parliament Hill Side Elevation & Windows

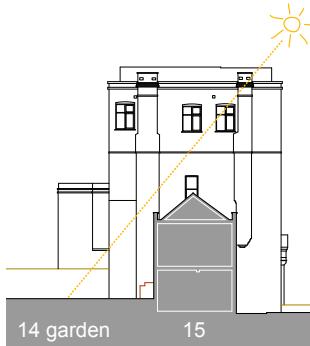
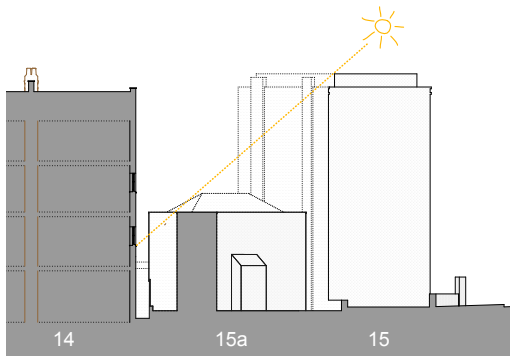
The brickwork, & bond, & the windows & detailing generally is less decorative and more utilitarian. Light to the windows of habitable rooms must be considered.



The fenestration and utilitarian character of side walls facing into passages on adjacent houses is consistent with that of the exposed side walls to 14 and 15 Parliament Hill.



Block Sections: Schematic Light Study
Series of block sections showing light angles to the existing lower windows on the sidewall of 14 Parliament Hill. 15 causes a significant light shadow across the site of 15a and is also a significant constraint on light to the sidewall windows at 14 Parliament Hill.



Light to the garden of 14
At present the garden has comparatively good levels of light given its orientation, but the height of 14 and 15 cause some shading.

2.6 Front Building Line & Rear Extensions

The present house is set back from the common building line at the front of the house. It is very small in scale when compared to all the surround properties on both sides of the street. 14, 15, and 18 Parliament Hill and the Hill Court Mansion Block are all substantial buildings of four stories. This set back and change of scale of 15a does not make any particular contribution to the character of the conservation area. The side walls to 14 and 15 are unremarkable and their loss to the larger setting would not be significant. The set back at 15a is not part of a pattern of set backs in the conservation area nor is 15a part of an historic group of lower buildings. The anomalous form and character of the present house is probably an historic consequence of its position at the edge of various different periods of development. The present building has an unconsidered and unfortunate relation to the character of the larger setting. The South Hill Park Conservation Area Statement notes that 15a does not make a positive contribution to the character of the area.

A thoughtful redevelopment of 15a would provide the opportunity to improve the setting. Terraces within the Conservation Area typically follow the line and curve of the street and with some limited variation their scale is generally consistent with surrounding buildings. A larger building at 15a which continued the line of the larger terrace around the gentle curve in Parliament Hill road would reinforce the character of the conservation area. Light to the existing windows within the side elevations and the protection of the existing trees must however also be considered.

On the garden elevation existing adjacent single storey garden extensions suggest that additional building volume is appropriate. To the northeast of the contiguous terrace there are very substantial full width garden. Some of these would appear to have been built under permitted development rights. There are also significant garden extensions in the opposite direction along the contiguous terrace to the southwest. A very recent back extension has been built to the immediately adjacent house at 14 Parliament Hill.

Given the particular circumstances of the present site, any garden extension would improve the balance between the portion of the house which faces Parliament Hill and that which relates to the garden. Improving this balance is an critically important part of the redevelopment of the house.

Any garden extension to 15a would need to give careful consideration to the provision of light to the garden facing window of the ground floor flat at 15. Excessive overshadowing of this window at 15 by a new extension at 15a would not be acceptable. The present window at 15 has a very awkward relation to the garden. The room at and the garden are in separate ownership. A clear view into the room at 15 is possible through the window from the garden of 15a and this results in a loss of privacy. Appropriate screening and perhaps some small lowering of the garden level could maintain light and a view to the existing window and improve privacy.

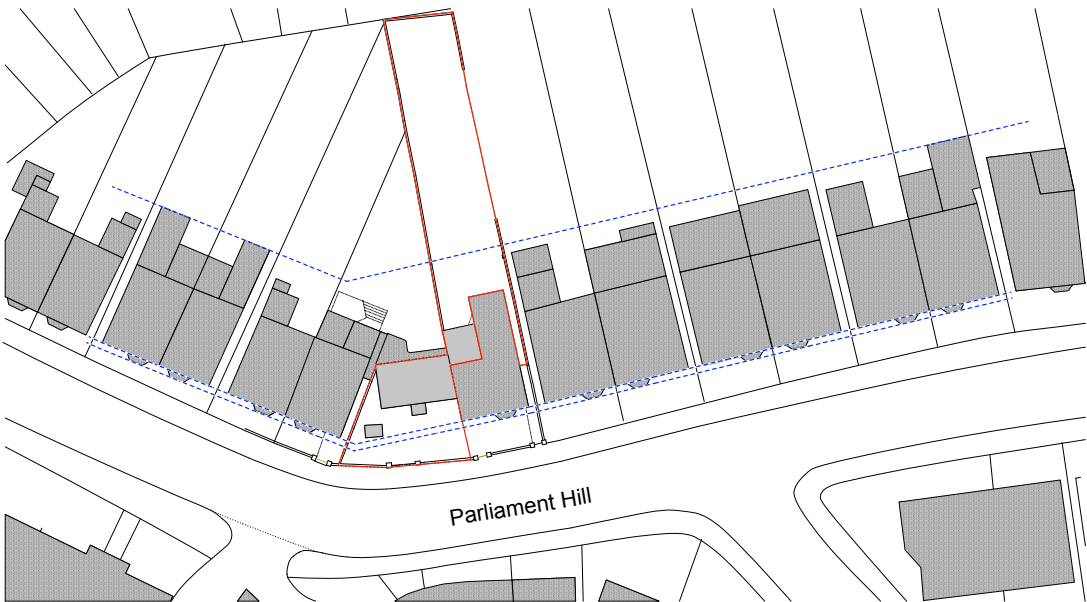
Garden Extensions



View from the Garden of 15a Looking Northeast
The scale and extent of garden extensions is visible.



Rear Garden of 15a looking toward 15
The possible footprint of a garden extension is shown shaded in white. Light to the existing garden window to the ground floor flat at 15 Parliament Hill must be considered.



Front Building Line & Rear Extensions
Blue lines at front and rear show the common building line and the furthest extent of projecting bays and garden extensions.

The Front Building Line



The plane of the building line is shown shaded in white. The thoughtful re-development of 15a could improve the continuity and character of the streetscape. Any increase in the volume of 15a must maintain adequate light levels to the windows of habitable rooms in the side elevations of 14 and 15 Parliament Hill.

