

4.b Proposed Scheme (continued)**4.2 Front Elevation: Analysis****4.3 Front Garden, Light Well, & Partial Basement**

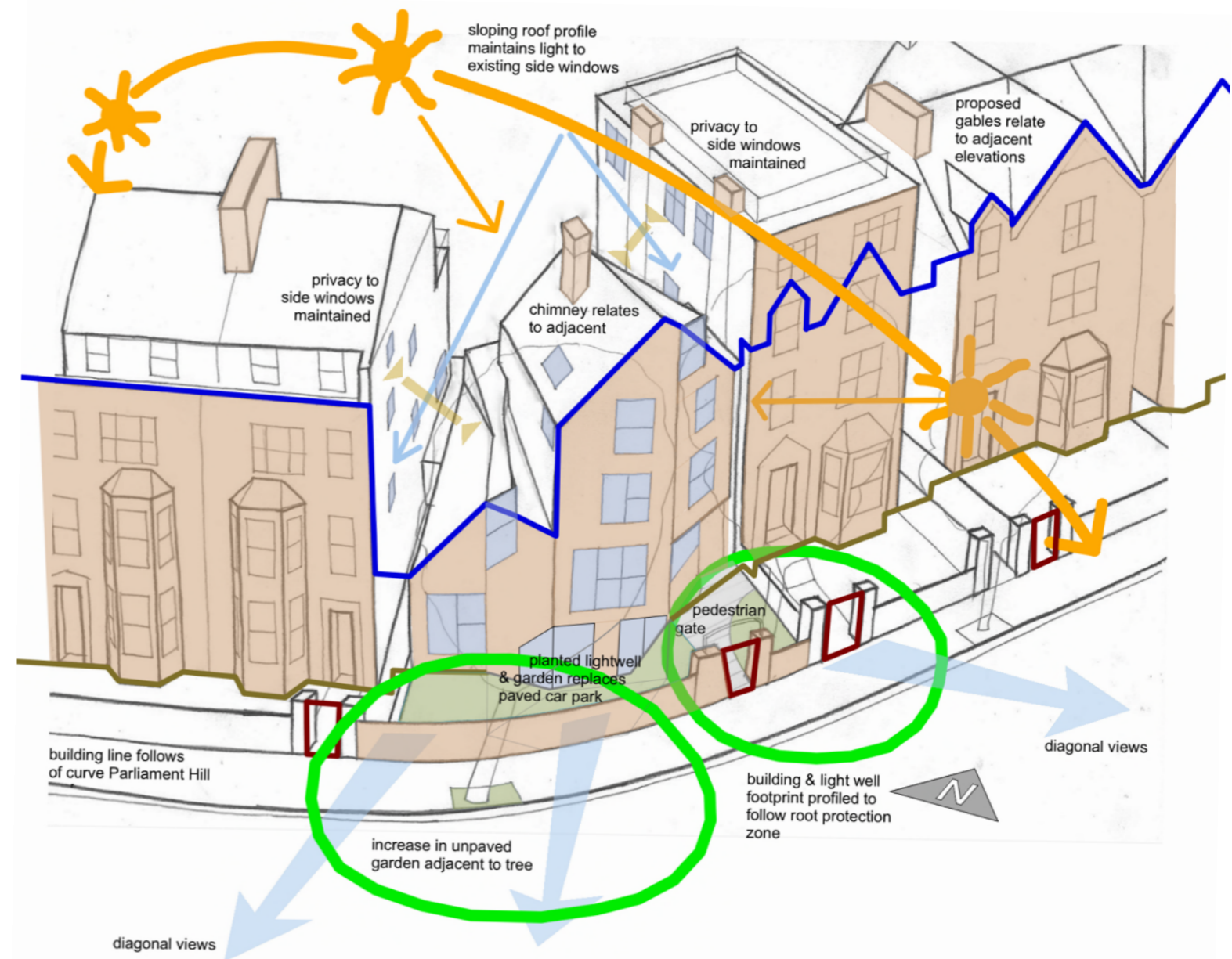
- New low brick front garden walls and piers frame a pedestrian entry gate. A York stone path through a planted front garden leads to the entry door. This traditional entry sequence follows the pattern in the conservation area.
- The crossover and single off street parking space is replaced by a single on street parking space. This new space occupies the area presently given over to the crossover (Camden Highways email attached to application).
- No loss of parking results. A single on street controlled parking zone place is more practical and flexible to the community generally than a single exclusive off street parking space.
- Less paving and more planting to the front garden result.
- A light well is formed in the front garden to provide light and outdoor space to the lower partial basement/lower ground floor level. This lower area is partially paved and largely planted.
- In form, scale, and character the light well is similar to those commonly found in the conservation area.

4.4 Trees

- The proposed building and light well footprint, and the entry path line directly follow the root protection zone.
- Removal of the off street parking results in an improvement to significant areas of the soil adjacent to the trees.
- The footprint of the building and light well near the entry door and adjacent to the birch tree is profiled to follow the line of the root protections zone.
- Contiguous micro-pile construction will be used (See structural method statement). This method is costly, but safeguards the trees by minimising soil disturbance and impacts on the root protection zones.
- Trial pits have been dug and a full arboricultural survey and report is attached with this application. The report concludes that the development does not unduly compromise the amenity value of the trees.

4.5 Building Line, Partial Basement, Etc

- The proposed house is larger than the present house at 15a and is not set back from the street. It is however still substantially smaller than the neighbouring houses at 14 and 15 and the adjacent mansion blocks across the street. The new house will lessen the dominant impact on the streetscape of the blank side walls of 14 and in particular of 15 Parliament Hill with its large forth floor extension. This scale is appropriate to the site and will improve the continuity of the character of the conservation area.
- The plane of the proposed new elevation provides a visual connection between the planes of the existing front elevations to the two neighbouring terraces. The proposed elevation is slightly faceted to follow and provide slight emphasis to the gently bend in Parliament Hill.
- These facets area also a contemporary reworking of the common bay window. This establishes a formal connection between the new and old houses which reinforces the character of the conservation area.
- The pitched gable end roof profile relates the new house to the larger group of terraced houses up Parliament Hill. This recovers a bit of what was lost when the a fourth story was added to 15 Parliament Hill. The pitched roof form of the new house knits together the parapet and gable end forms found across the larger terrace. This is a substantial contribution to the reinforcement of the character of the Conservation Area.
- The proposed house is clad in handmade red hanging tile. The colour, texture, and character of the hanging tile establishes a clear contextual relationship to the surrounding brick terraces, but is slightly different.
- The windows to the new house are less overshadowed by adjacent buildings and benefit from better views up and down the street.
- The pitched roof form maintains good sunlight and daylight angles to the existing windows at 14 and 15 Parliament Hill. A full light study detailing compliance with BRE regulations is included with the application.
- New window placement has been carefully considered and overlooking and the loss privacy avoided throughout.
- The new central brick chimney form to 15a provides a very deliberate and direct connection to the existing pattern of chimneys within the conservation area.
- Basements, partial basements, and light wells are common in the conservation area. The partial basement scale is modest and appropriate. It is less than the footprint of the house and is not set fully underground.
- The additional basement space is a practical way of increasing the site density without compromising amenity.
- It will provide a bedroom, a bathroom, a family room, and plant and utility space.
- The light well will improve the quality of the habitable space in the partial basement.
- Additional basement areas without windows are practical as service spaces. This is an efficient way of freeing up better quality space at ground level for use as habitable space.



Diagrammatic

4.6 Garden Elevation: Analysis

4.7 Rear Elevation to the Main House

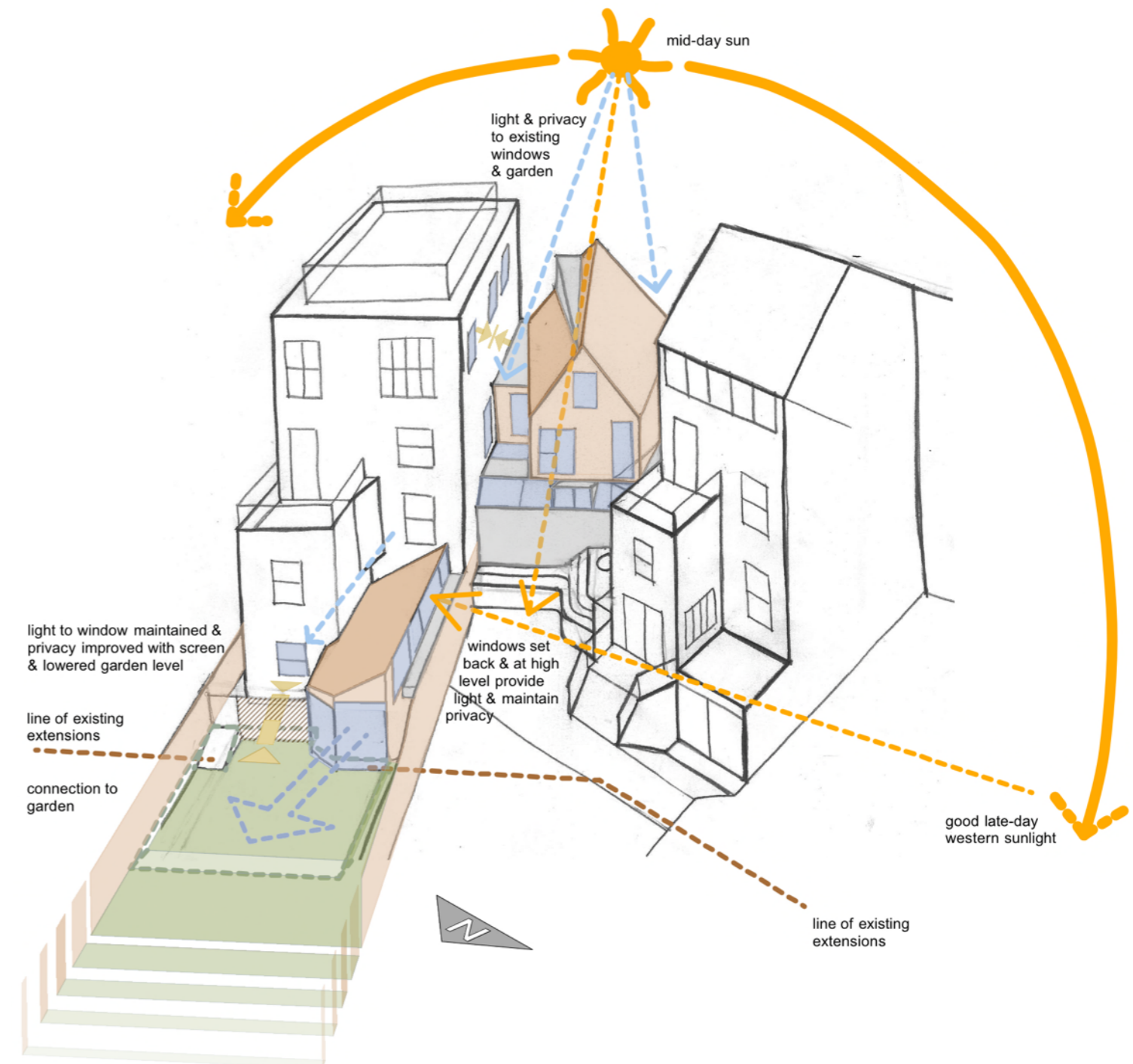
- Light levels to existing adjacent windows at 14 and 15 are maintained through careful setting out of both the proposed pitched roofs and setbacks from both the back and side elevations. The attached light study details conformity with BRE regulations.
- Set backs, careful window placement and internal planning, and the use of etched glass in some locations ensures that the risk of overlooking and loss of privacy is prevented.
- Windows and roof lights to the main rear elevation of 15a are all at high level (over 4.5 metres above the level of the garden terrace to 14). These glazed elements bring light into the proposed internal stair and light well of 15a. They will provide natural light to the back edge of the deep plan of the new house. This configuration of internal light well and stair will also prevent overlooking of the garden to 14 from these windows and roof lights.
- The pitched roof form and setbacks of the proposed new building to 15a and its comparatively small scale will allow significantly more light into the garden of 14 than is allowed by the existing and larger volumes of 14 and 15 Parliament Hill. The light study attached to the application confirms that good light levels are maintained in the garden to 14a.

4.8 Front Back Connection

- The existing change of floor level between the front and back of the house is rationalized in the proposed scheme. The level of the main house is raised and the level of the garden is lowered slightly. A single level will improve the sense of connection between the front and back of the house.
- The internal circulation and corresponding natural light is also arranged to improve the connection between the front and back of the house.
- The shared use of a pitched roof form will help to create an internal and external visual link and consistency between the front and back of the house.

4.9 Garden Extension

- The proposed single story garden extension provides additional internal habitable space adjacent to the garden. This improves the connection of the house to its large garden.
- The extension is only half the width of the garden and is therefore substantially smaller than many of the existing garden extension to adjacent houses. Its overall projection into the garden is similar to or less than that of adjacent extensions.
- A mono-pitch roof and high level clerestory windows set along and back from the boundary with the garden at 14 will bring southern and western light into the extension. Sight lines from these windows are to the sky and overlooking is prevented.
- As shown in detail in the light study attached to the application, the mono-pitched roof form of the proposed extension maintains good light levels to the existing bedroom window facing the garden from the ground floor flat at 15 Parliament Hill.
- Privacy to the ground floor bedroom facing the garden at 15 is improved by lowering the level of the garden by approximately 380 mm and through the creation of a fenced and screened area between the window and garden. Light and views to the bedroom are maintained and privacy is significantly improved.



Diagrammatic Overview of the Proposed New House: Garden Elevation