

5.a.1 Use, Amount, and Scale

5.1 Use

No change in the use of the site is proposed. The existing and proposed are both single family residential houses

5.2 Amount and Scale

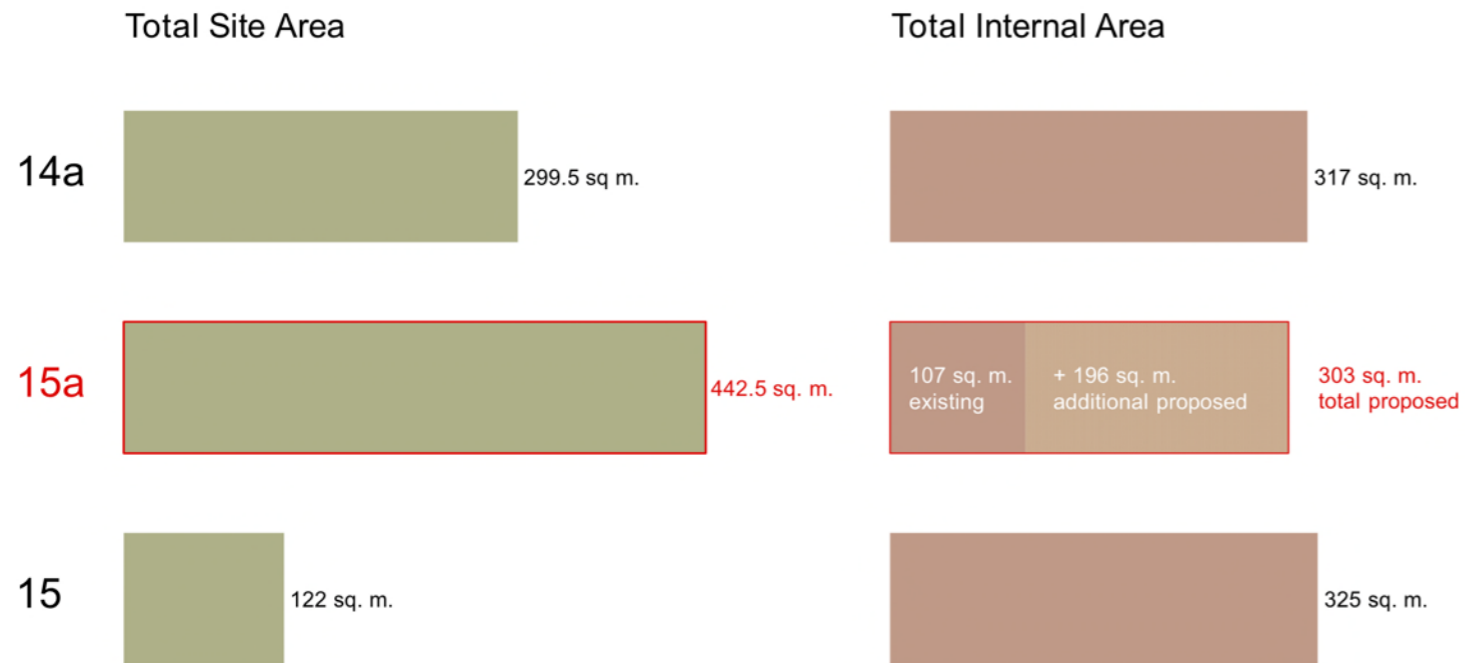
The present house is very small in relation to the scale of the surrounding buildings. 15a has a large front and rear garden and the internal area of the house is unusually small relative to the total site area. A comparison of the total site area to the total internal area of 14, 15, and 15a is given below. By this measure the proposed new house at 15a is still significantly smaller relative to its site area than its neighbours.

The proposed new house at 15a is larger than the existing house, but viewed from Parliament Hill the new house is still significantly smaller in scale than the adjacent houses at 14 and 15. It is also much smaller than the two mansion houses opposite. The increase in the scale of 15a is appropriate and will improve the character of the conservation area. The present dominance of the setting by the large side walls to 14 and 15 will be significantly lessened by the proposed new building. The impact of the additional fourth story to 15a will also be lessened. The slightly faceted facade of the new house will visually link the larger terraces around the gentle curve in Parliament Hill. By partially filling this awkward gap the increase in the scale of the house at 15a is a critical part of how the new building repairs and reinforces the existing identity of the conservation area.

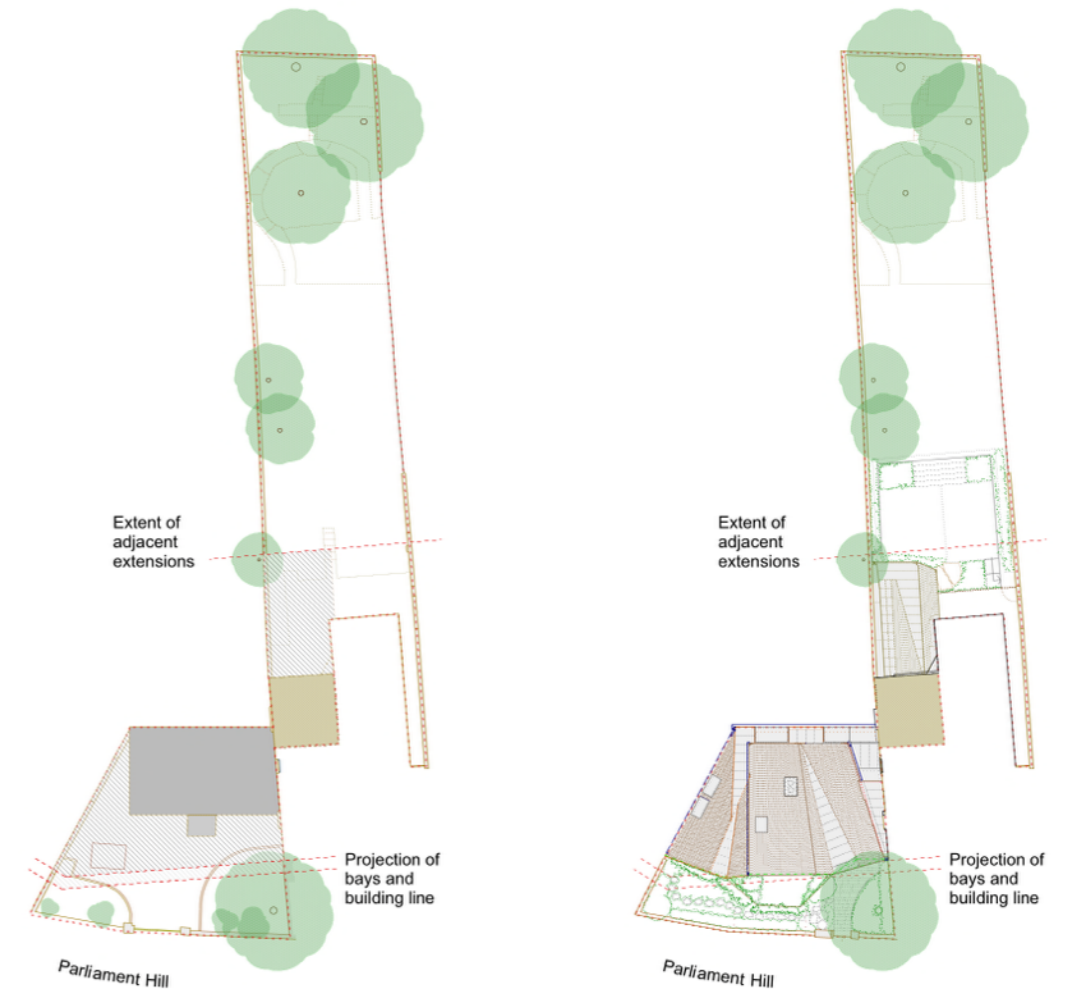


Site Plan

The site area of 15a is edged highlighted. The front building line and the typical extent of rear extensions is shown dotted in red.



Comparison of Site Area to Total Internal Area of 14, 15, & 15a Parliament Hill



Site Plan: Existing

Site Plan: Proposed