

The Scale of the Proposed Garden Extension

The proposed extension is relatively small and discrete and projects into the garden less than adjacent extensions.

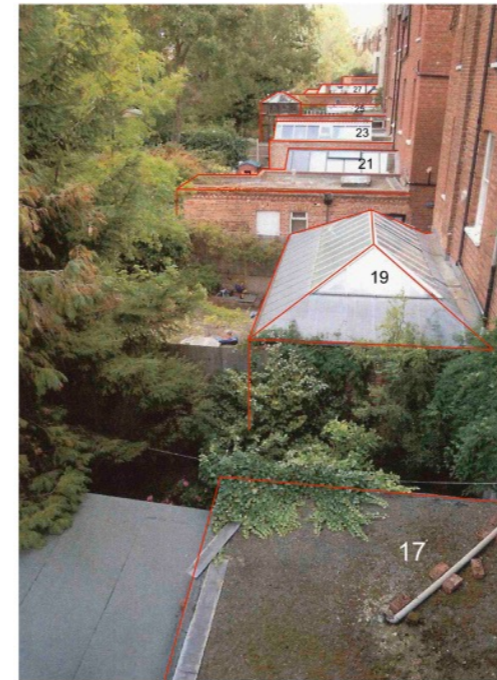
Existing Adjacent Garden Extensions

It is difficult to determine the exact dimension of all the adjacent garden extensions, but a fairly accurate account can be given using a combination of maps, site, and aerial photos, and information from Camden's Planning archive:

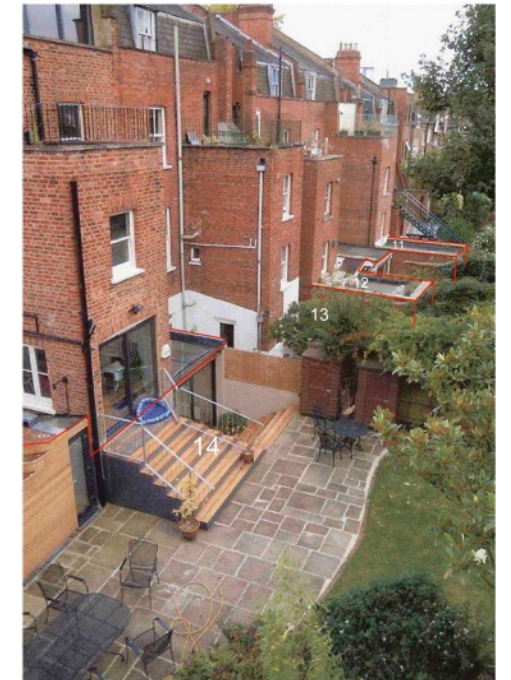
Relevant Planning Applications:

The following applications from Camden's Planning Archive provide detailed information regarding the extent of approved garden extensions. In some cases the exact dimension must be scaled or interpolated from other dimensions on the drawings:

- 11a Parliament Hill: 2005/1103/P
- 12a Parliament Hill: 2005/3282/P
- 23 Parliament Hill: 2006/1621/P
- 25 Parliament Hill: CTP/E8/4/36/21799/R
- 27 Parliament Hill: PW9902716
- 29 Parliament Hill: 2005/0213/P



Looking North from 15a



Looking South from 15a

Garden Elevation Photos:
The building numbers are annotated and the extensions highlighted in red.



Location & Site Plan:

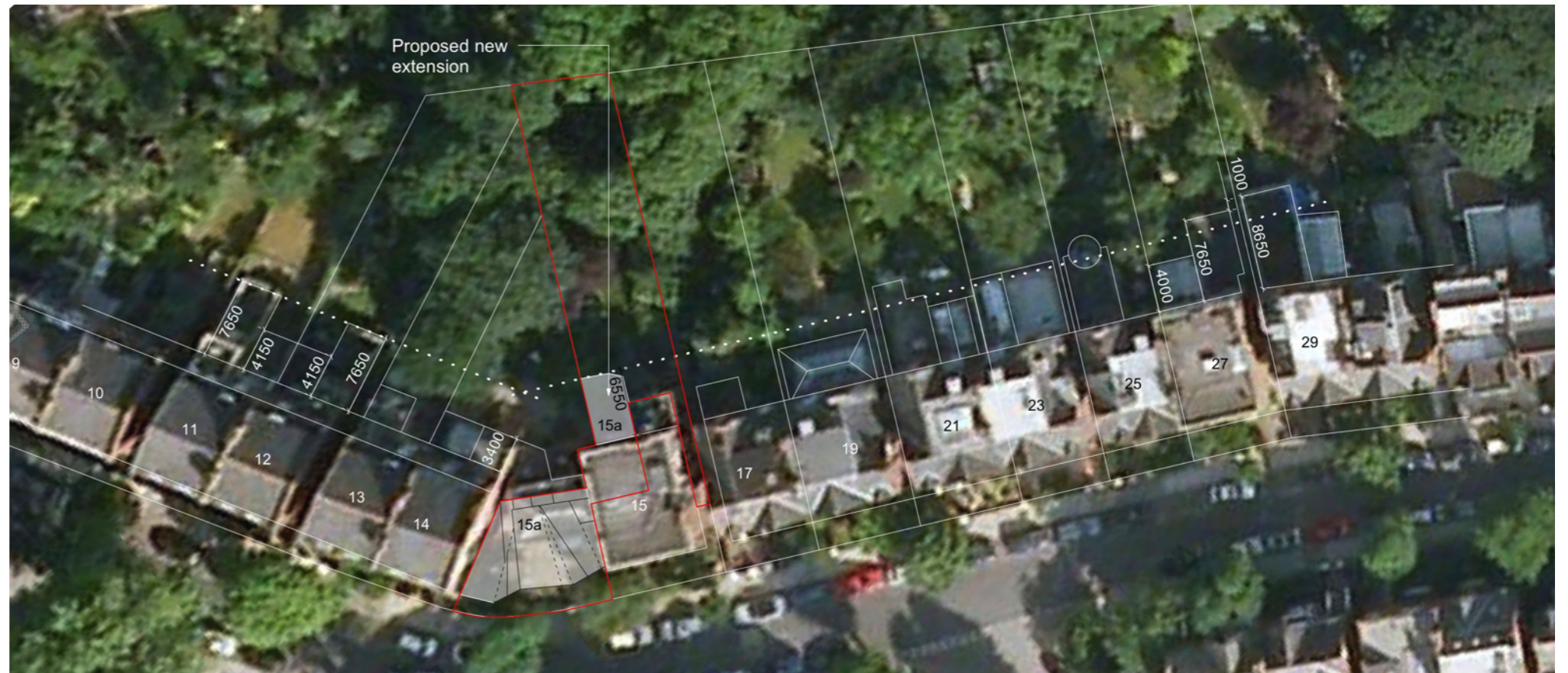
The Proposed House & Adjacent Garden Extensions:

All dimensions details are taken from Camden's Planning Archive. In some cases the dimensions are scaled or interpolated from other dimensions on the archived planning drawings.

Google Earth Aerial Image 1999
 Although not the most recent image available of the site on Google Earth this photo was taken in relatively good light conditions and more of the detail of existing extensions can be seen. Annotations have been added.



Google Earth Aerial Image 2010
 This is the most recent aerial image available on Google Earth and several new extensions are visible (11, 12, 14, 23, & 29 Parliament Hill). Annotations have been added and the dimensions given are gathered from information in Camden's Planning archive.



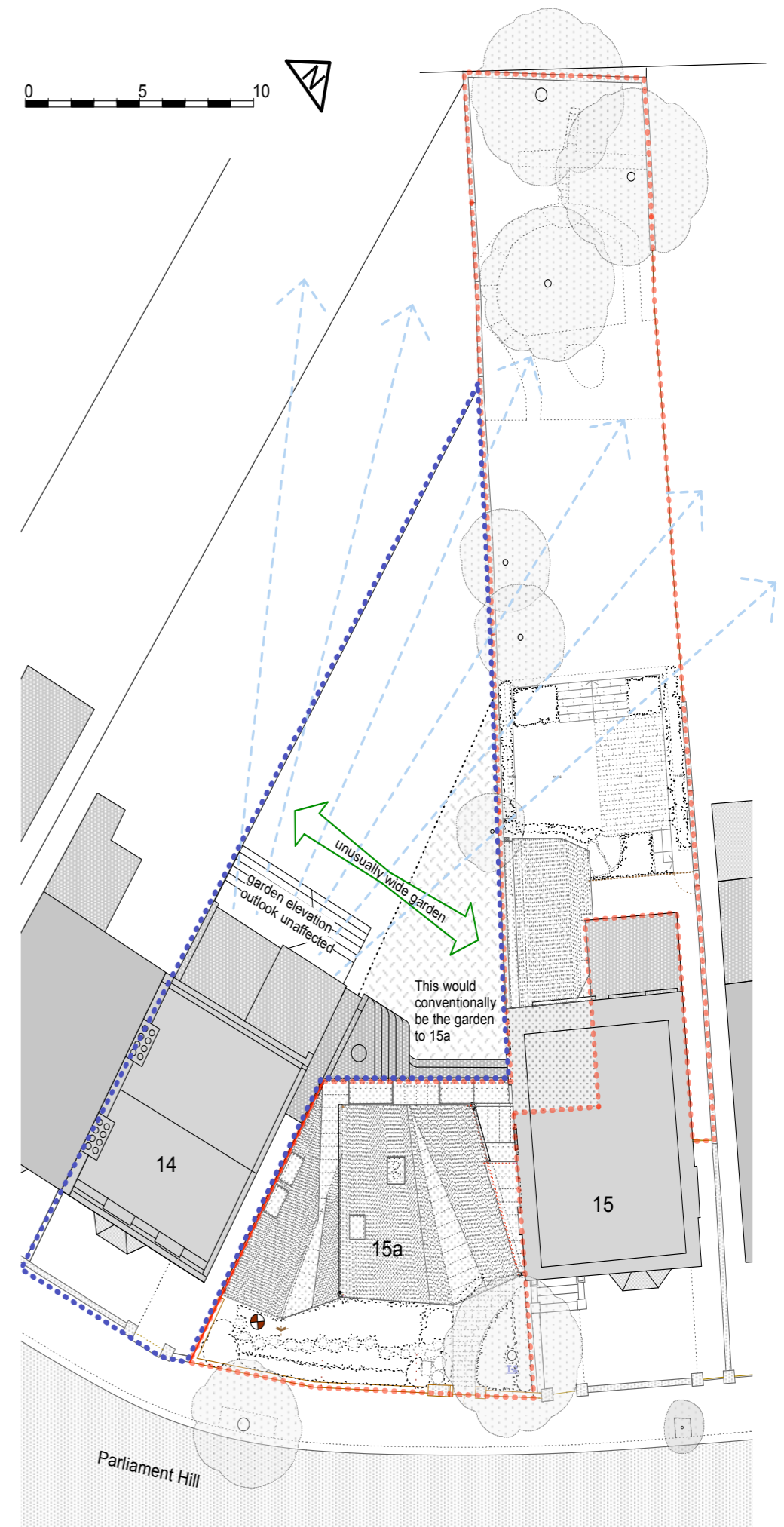
The Impact of the Extension on 14a

Rear gardens within the conservation area which are adjacent to curves in the street tend to have radial garden walls and garden plan forms which accord.



Location Plan: Radial garden walls and plan forms which accord are highlighted in red.

The demise between 14, 15a, and 15 Parliament Hill is unusual. In a more conventional urban typology the area directly behind 15a would form part of its own garden. This is not however the case at 14, 15a, and 15. As a result the garden at 14 is exceptionally wide and the main portion of 15a has no windows to the garden elevation. This unusual arrangement of houses and gardens means that the proposed new extension to 15a does not have a significant impact on the outlook from either the rear elevation or the garden of 14 Parliament Hill. Both remain generous.



Site Plan Showing the Gardens and Proposed New Extension: The outlook from the house and garden of 14 remains generous.

The Garden Wall & The Form of the Proposed Extension

The form and materials of the proposed extension will maintain the existing character of the setting. Its volume and fenestration will have little impact on adjacent properties:

- The existing garden wall form is retained and the new extension is set back from the boundary wall.
- The extension is clad and roofed in hand made red clay hanging tile which is materially very similar to the surrounding buildings.
- Much of the proposed extension sits within the "visual shadow" of the existing, adjacent two story extension to the 15 Parliament Hill.
- Unlike a flat roof the pitched profile of a mono-pitch roof creates a visual mass which is less than the highest point of the extension.
- The mono-pitch roof form allows for the creation of southwest facing clearstory windows which bring light into the long narrow plan form of the extension. The more conventional solution of roof lights would create problems of overlooking and light pollution with the first floor bedroom flat directly above the proposed extension.
- The proposed extension will relocate the garden terrace to 15a and this will increase privacy between the garden of 15a and the bedroom of the first floor flat to 15 Parliament Hill.
- The mono-pitch form creates a clear identification between the extension and the pitched roof of the main house. This visual and architectural connection works to conceptually organise the disparate elements which result from the unusual and sprawling site demise.

