

Design Heritage and Access Statement for

Proposed Alterations to 9 Parkhill Road NW3 2YH

Existing Property

The building is located within Parkhill and Upper Park Conservation Area - a part of the 19th century London suburb of Belsize, running along the east side of Haverstock Hill. The special character of this area is defined by the hilly topography, mature trees and 19th century semi-detached residences.

This Victorian building is not listed but is noted in the Conservation Area Appraisal and Management Strategy as making a positive contribution to the area.

9 Parkhill Road is 4 storey house LG, Gr 1st and 2nd with attached 3 storey coach house and arranged as 4 self contained flats:

Flats 9A and 9B on the 1st and 2nd floors of the main house are separately owned on long leaseholds and not affected by this proposal.

The lower floors are accessed from the coach house entrance and arranged as follows:

- Single bedroom flat in the lower ground floor of the main house.
- Large maisonette (No9) with living accommodation across the ground floor, 1 bedroom on 1st floor of the coach house, and a further bedroom in the lower ground floor. There is an attached conservatory behind the coach house.

The applicant's mother Mrs Bennett lives in the maisonette. She has increasing mobility issues and now uses a wheelchair and walking frame. She has a live-in carer. The current access arrangement and internal layout of her apartment with multiple staircases is increasingly difficult for her to manage. Also whilst the maisonette appears large there are only 2 bedrooms with no space for guests to stay.



No9 Parkhill Road



The Coach House

The Proposal

This proposal is for alterations to the maisonette and lower ground floor flat, to rationalise the accommodation and create 2 separate residential units with their own entrances and rear gardens.

1. 3 bedroom maisonette on ground and lower ground floors of the original house complete with a new entrance. This is designed specifically for and will be occupied by Mrs Bennett to provide for her present and future needs. It includes:

Wheelchair access with new ramp down to the front entrance door on side elevation
Platforms lift linking lower ground and ground floors providing wheelchair access throughout
3 bedrooms on the lower ground floor
Full wheelchair access from pavement level to all areas of her apartment

2. Separate coach house, on lower ground, ground and 1st floors using the present entrance. This will become a 3 bedroom town house, with on the lower ground 2 bedrooms utility room and sunken terrace, living accommodation on the ground floor with terrace behind, and master bedroom + ensuite on the 1st floor

This proposal considerably increases the accommodation on the site.

| | |
|----------------------------|-----------|
| Existing lower ground flat | 1 bedroom |
| Existing maisonette | 2 bedroom |
| Proposed maisonette | 3 bedroom |
| Proposed coach house | 3 bedroom |

Proposed Alterations

New Entrance to Maisonette and Wheelchair Ramp.

A new and discreet entrance is formed in the side elevation to the front of the property utilising in part existing openings for new entrance door and adjacent window. All materials will match those of the existing property, with painted timber panelled door and frame

The proposed access ramp adjoins the side of the house is inconspicuous and projects no further than the front steps. The gradient and width will be DDA compliant, the ramp fitted with discreet handrail.



Location for new ramp



Location for new entrance



Rear of 9 Parkhill Road

Coach House Alterations:

The proposal includes dropping the existing ground and lower ground floors in the coach house to improve access arrangements.

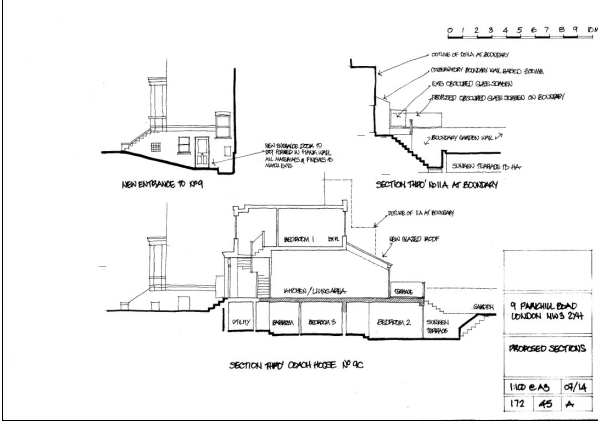
The existing conservatory is removed.

At Lower Ground Level. Sunken extension approx 2.4m beyond existing conservatory to a height 1.6m above garden level, with 2.4m deep sunken terrace behind. No alterations are proposed to the boundary garden wall and the works are separated from this to ensure it will remain untouched.

At Ground Floor Level. Rebuilding of the conservatory as living accommodation with pitched glazed roof, opening on to raised terrace above the sunken extension.



Rear Elevation Proposed



Section Proposed

The walls of the extension will be finished in stock brickwork, with white finished windows and doors all to match existing. The sunken terrace walls will be rendered.

The relatively large single openings shown at the rear of the ground and basement extension are sympathetic which the large glazed areas existing at the rear of basement and ground levels of the adjacent property No11, which was formerly occupied by Henry Moore.

Consideration has been given to potential issues of overlooking from the terrace, and obscured glazed screens are proposed on both sides.



Rear of Adjacent Property No11 Parkhill Road

The adjoining coach house 11A has similar arrangement with lower ground bedroom extension and sunken terrace behind. Above this extension there is a raised terrace off the ground floor living room. It was a requirement of planning consent for this (G9/3/13/36421) for an obscured glazed screen above the garden wall to prevent any overlooking into the conservatory of No9. Our proposal has similar obscured screen to prevent overlooking to adjacent properties.

Internal Cycle Storage

There is provision for internal storage for 2 bikes in both the maisonette and coach house beneath the staircases which replaces the present external bike store

Excavation.

The proposal involves small amount of excavation

- At the front for new access ramp
- Beneath the rear of the coach house to a depth of approximate depth of 0.5m

To demonstrate compliance with CPG4 that there will be no harm to the built or natural environment, local amenity, local water environment, ground conditions, and biodiversity, a Basement Impact Survey has been undertaken and forms part of this application.

Mel Kirkland
11 March 2015