

DESIGN AND ACCESS STATEMENT

Heritage and Significance Statement

Flat 62
Parliament Hill Mansions
Lissenden Gardens
London
NW5 1NB

This statement has been prepared in support of the application for Householder Permission for the erection of a single storey extension to replace existing at the rear of Flat 52 Parliament Hill Mansions NW5 1NB.

Parliament Hill Mansions was first designated a Conservation Area on February 4 1992.

It is a predominantly residential area comprising small cottages, mansion blocks and terraced housing.

The proposal

The proposal is to demolish the existing lean-to and replace with a new lean to structure.

Location

The siting of the proposal is in the rear garden area of the lower ground floor flat of the property and will not overlook neighbouring properties.

Size

The proposed extension will have the same footprint as the existing. The host dwelling is a large 4 storey property and this proposal will appear as a sub-servient addition.

The structure is predominantly glazed. The front elevation will be powder coated aluminium double glazed sliding doors. The roof form is a lean-to. The materials for the roof are powder coated aluminium double glazed units.

The left side elevation will be brick to match existing and the right side elevation would be full height glass panels.

Aluminium has been selected for the frames as it is a durable material and the modern day equivalent of the traditional build materials used in the original orangeries and summer houses.

The use of powder coated aluminium rather than painted softwood means that the product is maintenance free and will maintain high standards of appearance.

The above picture shows the lean-to that is to be demolished and the location of the new structure.

As the owner of this property our client is keen to make certain changes to enhance their enjoyment of this private area. They asked me to ensure that when the work is completed, the finished project must be both modern and allowing light into the existing area but not removing any of the character of the existing dwelling. They were keen to avoid having a structure that did not respect & reflect the current building design. It was also important to design a structure that would have the minimum impact upon their neighbour's. In conclusion I feel that their brief has been fully met.

The use of a powder coated metal rather than a painted softwood means that the product is maintenance free and will maintain high standards of appearance. It is completely recyclable and is considered to be environmentally friendly.

We are therefore requesting that the Planning Application is looked upon favourable and will be given approval.

