

62c PARLIAMENT HILL, HAMPSTEAD, LONDON NW3 2TJ- SIDE TERRACE

Revision:

This report updates the current application (Ref 2015/0965/P). The alteration is to replace the rear terrace with a dormer window in response to the comments from the The Heath and Hampstead society letter dated 12-03-2015. This dormer window is designed to the planning policy guidance.

Introduction

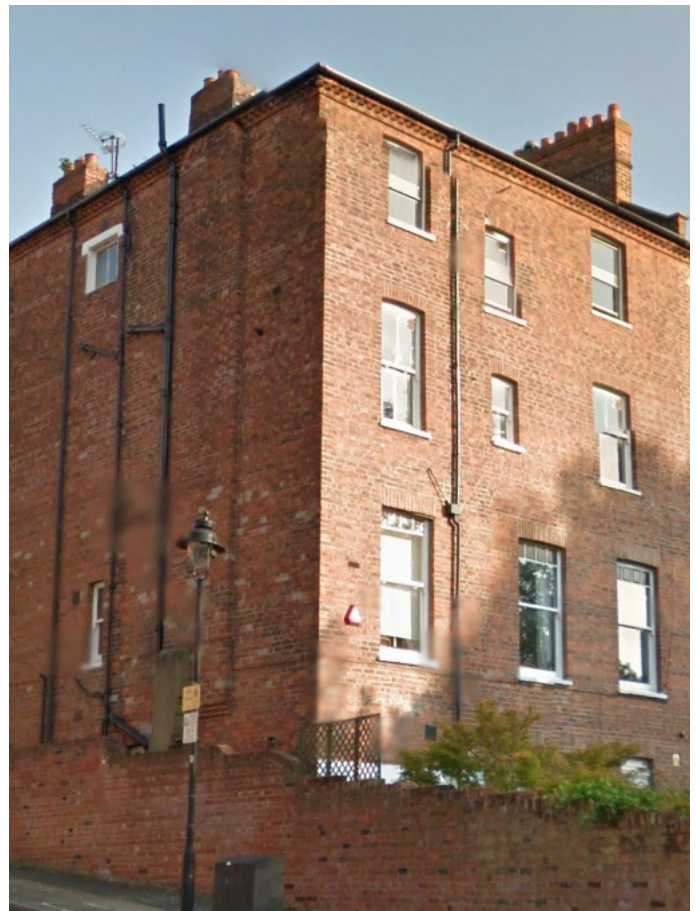
This Design and Access statement is for a new side roof terrace and follows on from a previous application for the extension into the roof space and new rear terrace (REF 2014/7198/P) to the proposed works to the top floor flat at 62 Parliament Hill. It is generally confirmed that as the side terrace cannot easily be seen from the surrounding streets and properties, this terrace is a suitable and accepted alteration to the proposal. The flat is one of three within the property, having been converted into flats in the 1950's.

Number 62 Parliament Hill is a large semidetached Victorian property typical of the local area and one of several identical properties along the southern side of Parliament Hill. Most of these were split into flats in the post war years although some including 64 and 66 Parliament hill have been converted back into individual homes within the last 10 years. The application relates the top floor and attic of 62 Parliament Hill.

A pre application was made in may 2014 with a subsequent meeting held between a previous agent, Stephen Arthurell and the planning officer Karen Scarisbrick. A useful letter in response to the pre application was issued on 14th July 2014 and this application addresses the key points raised within this response.



Existing Front Elevation



Existing Rear Elevation

Local Area

Parliament Hill is part of the late 19th Century housing development which breaks into Hampstead Heath and the base of Parliament Hill itself. The road finishes abruptly leaving a pedestrian entrance to Hampstead Heath and Parliament Hill beyond. The road and indeed the local area remain predominantly and have a strong sense of character with the tall Edwardian houses that line both sides of the street. These houses are typically 5 storeys high including lower ground floors.

Parliament Hill is within the South Hill Park Conservation area, Sub Area Two and as such the street retains a cohesive quality, particularly with the street frontage and general building massing. The property at 62 Parliament Hill is not listed as making a positive contribution to the character and appearance of the Conservation Area and has various windows replacements to the top floor and a first floor balcony railing to the roof of the main entrance porch.

While the front elevations generally maintain a cohesive character to the street scape, the rear elevations vary considerably with many alterations to the window openings, fenestration and detail treatment. Some also have rear extensions of differing designs, height and massing. The roofscape also varies considerably within the local area and some have been altered considerably. The roofscape consists of terraces, roof top extensions, dormer windows of varying design and materials, form and massing. The sheer scale and height of the properties means that much of the roof scape is not seen or visible from street level. The roof scape is only really seen from the Heath or from Parliament Hill and as such the diversity of the treatment at this level is what gives the area a rich and interesting character.

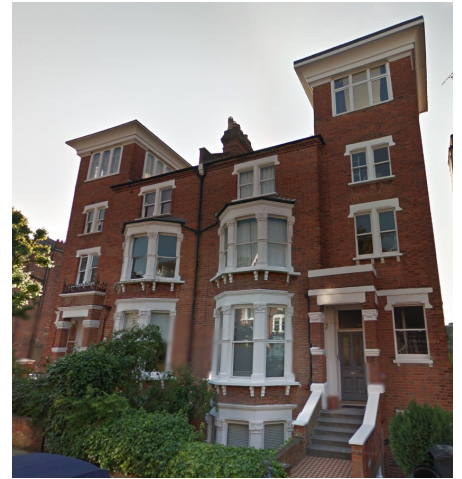
The Conservation Area statement clearly sets out that new roof top extensions, dormers and terraces should be as unobtrusive as possible and should not adversely affect the character of the building or the Conservation Area. The roof scape treatment should be in harmony with the original form and character of the house and the historic pattern of extensions within the terrace or group of buildings.



Aerial View



Front elevation of 62 Parliament Hill and rest of the terrace



Local streetscape of Parliament Hill -variation of house typologies



Birds eye view of variations within the local roofscape along Parliament Hill



Birds eye view of variations within the local roofscape along Parliament Hill

The existing property

The property is typical of the Parliament Hill Housing development and the property at 62 is part of two pairs of semidetached houses that site on the south side Parliament Hill. The houses are built of red brick with white painted timber window and door frames, slate roof and ornate eaves detail to the front elevation. The two adjacent properties at 64 and 66 Parliament Hill are both single houses and as such have benefited from permitted development rights. Both properties have altered window openings and windows details to the rear elevations with both having large windows to the top floor affording views across London from this prominent and elevated position.

Number 62 Parliament Hill has been divided into three flats during the 1950's. Some alterations have taken place to the external appearance of the property, namely the replacement windows to the top floor flat C where the original sliding sashes have been replaced with thin aluminium sliding sashes typical of such windows which were replaced in the 1960's or 1970's. On the front elevation at first floor, a door has been inserted as part of the double sash window to give access to a roof terrace which sits on the roof of the entrance porch. Timber railings and balustrading have been added to the top of the brick parapet detail. While the details of these alterations are not sympathetic to the original character of the building, they are not intrusive in the street scape as a whole.



Rear of 62 Parliament Hill



Front of 62 Parliament Hill



Existing rear elevation of 62 Parliament Hill

Response to the Pre application

Building context

The building is noted as making a positive contribution to the character and appearance of the Conservation Area

Side terrace

The Side terrace is added to the proposal to give more light to the proposed top floor space. The terrace cannot be seen from the street or surrounding properties as it is situated well behind the edge of the building and deep within original valley at the roof and you can read still the elevation as it was originally from the street with the two pitched roofs. The proposed doors and railings will be discrete addition to the property. Planning officers have already given comments on this proposal.

All material will match the existing on the building and as originally used on the local area. These include slate for the new side roof and lead flashings throughout. The terracotta ridge and hipped tiles will also be used to match the original as typically used in the street.

Rear dormer window:

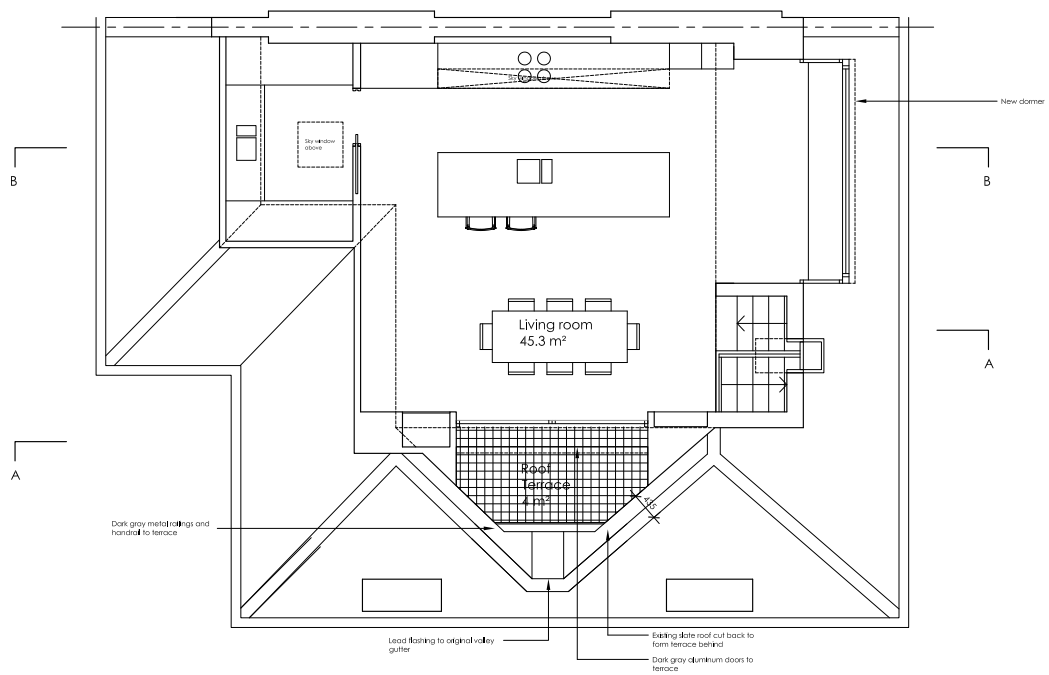
The propose dormer window is designed in line with the appropriate planning policy guidance for new dormer windows. The windows will be in white painted timber and of casement design.



Proposed rear elevation at 62 Parliament Hill



Proposed side elevation at 62 Parliament Hill



Plan showing terrace setting out and balustrade position



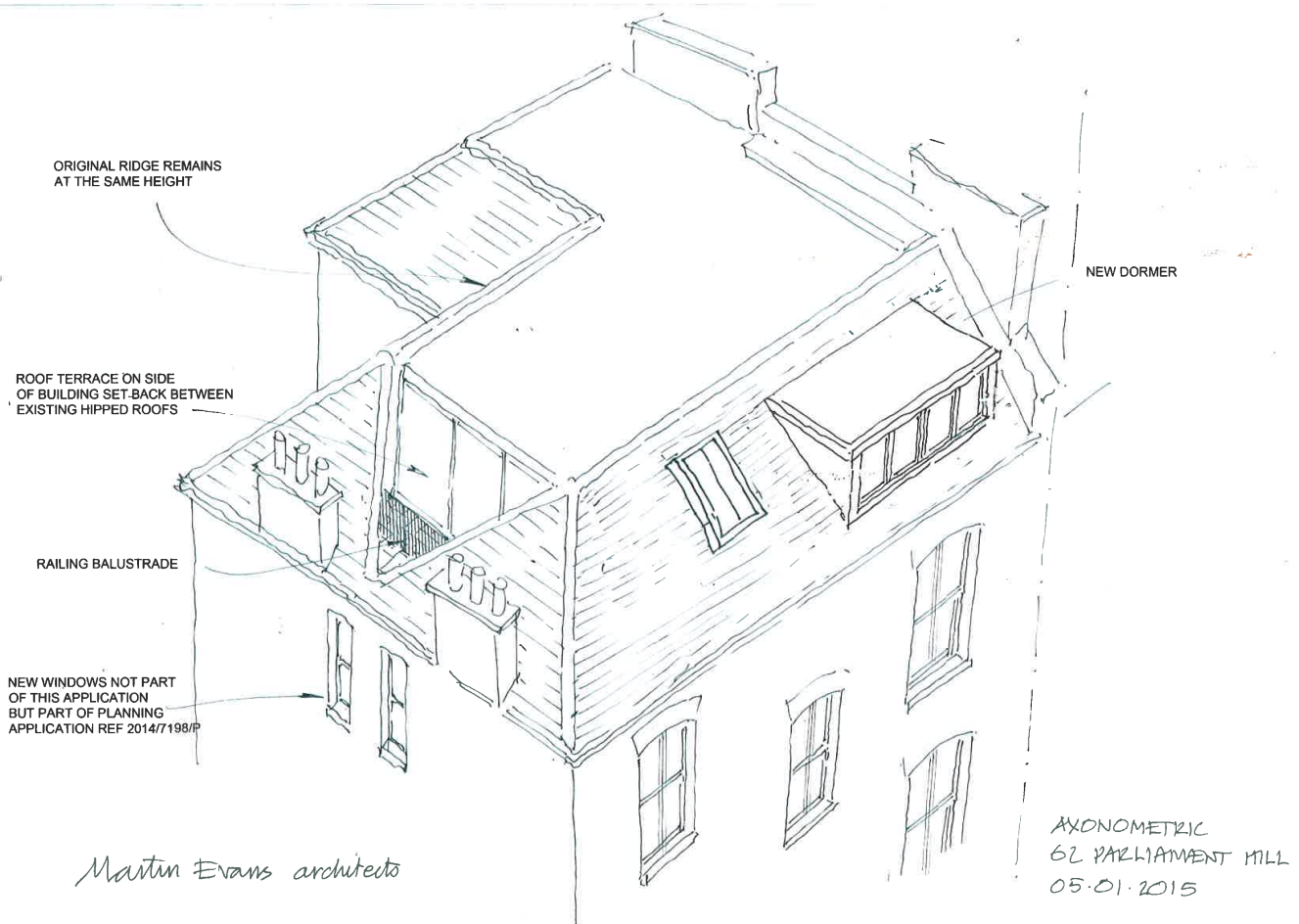
Side elevation view from the street



Windows to side elevation of house opposite at 60 Parliament Hill

Design

The response to the pre-application has been set out in the previous section and we address additional design issues here. The roof extension, as part of the previous planning application, has been carefully inserted in the main existing mass of the roof and as such cannot be seen from the front of the property. The new terrace has been set back by approximately 500mm so that the original hip detail to the side of each original roof is still in place and two roof sills read as two separate forms when viewed from the street.



Sketch showing massing of the roof scape with the proposed extension

The main alteration to the building at roof level is the insertion of the terrace as part of the roof extension. This is set back deep inside the roof volume and utilises and cut back opening in the slope of the roof to create the open terrace.

Internal Layout

The internal layout of the flat has been altered to provide a modern light and good quality space. The property was originally a single house and the top floor would have been 4 large bedrooms. These spaces have been broken up over the years with subdivisions and smaller rooms to provide a kitchen and bathroom. The design cleans up and rationalises the internal spaces providing good quality room layout with additional bathrooms and storage areas.

In the attic floor we propose to make a large opening onto the side terrace as shown in the section below to provide better views and allow for improved natural levels of daylight

