

# **Proposed Construction of Rear Dormer 66b Parkhill Road NW3 2YT**

## **Heritage Statement Design & Access Statement**

**Job No.: 1502237**

**REV: -**

**11 May 2015**

## 1. Introduction & Brief

- 1.1 66 ParkHill Road consists of five storeys and is semi detached, part rendered and bricked finished dwelling house in Parkhill and Upper Park Conservation Area. This site has previously been converted to 3 flats and roofline has previously been adapted.
- 1.2 The client approached Domus Architects + Project Mangers Ltd with a brief to design and reinstate a rear dormer window within the existing habitable loft room. Currently, there is a small dormer and balcony. The balcony height does not conform to current building regulations. The design is to integrate with the existing character and proportions of the property and the adjoining properties.

## 2. Heritage Statement:

- 2.1 The subject property is located within the Parkhill and Upper Park Conservation Area.
- 2.2 The property is a semi detached two storey house with brick built façades. The windows have painted surrounds and sash windows. The arrangement and size of these vary.
- 2.3 Careful consideration has been given to any impact on the Conservation Area and we are of the opinion that there is no measurable impact. The proposed dormer is smaller in width to the current dormer. There is no measurable impact upon the street scene nor is there any measurable impact to the built environment. The dormer cannot be seen from the street.

## 3. Design Approach

### Design Process

- 3.1 The design arises from consideration and assessment of the original properties and dormers within the street.
- 3.2 Assessment of the buildings within the locality leads to the conclusion that the design adopted is appropriate.



### **Amount**

- 3.3 The proposal consists of construction of a side, rear and glazed roof with openable doors to the rear elevation.
- 3.6 The scheme complies with all of the Local Authority Planning Policy and Planning Guidance.

### **Use**

- 3.7 The proposed use is for residential purposes.
- 3.8 The proposed use is in character with the area.

### **Layout**

- 3.9 The site is located within the established residential road known as Parkhill Road.
- 3.10 There is currently three apartments located on the site.
- 3.11 The layout of the proposal reflects the building line within this part of Parkhill Road.
- 3.12 The orientation and siting of the dormer is such as to relate to the adjoining buildings without giving rise to overlooking or loss of amenity for those occupiers.



### **Scale**

- 3.13 The proposed dormer has been designed to blend with other dormers and to compliment the existing buildings within Parkhill Road.
- 3.14 The scale of the development relates to others in the street.

### **Appearance**

- 3.15 The design reflects the domestic nature and use of the buildings.
- 3.16 External materials of brick and glass are in character with the surrounding area.
- 3.17 The building works relate to the appearance of those adjoining and they are not a discordant feature.
- 3.18 The material selected compliment and maintain the theme of surface materials already used within the street scene.

#### **4. Access**

- 4.1 The property will comply with the requirements of Part M of the Building Regulations to include all necessary access to sanitary accommodation, circulation space, door widths, electrical installation etc. in so far as these regulations are applicable to this type of construction.

#### **Transport Link**

- 4.2 Parkhill Road is located in an area which provides excellent public transport services including bus routes.

#### **Road Layout**

- 4.3 The existing road layout remains unchanged.

#### **Inclusive Access**

- 4.4 The scheme provides for inclusive access without limitation by way of age, disability, ethnic or social groupings.

#### **5. Summary**

- 5.1 The proposed work at 20 Parkhill Road is an opportunity to improve the quality of the existing residence. This will be achieved through the addition of the carefully considered alterations which have been designed, in our opinion, to a high quality.

This proposed alterations are in keeping with the materials of the existing building and similar to other properties in proportion for previously gained planning consent for the similar extensions.

- 5.2 The character and appearance of the property has been successfully enhanced whilst conforming to the local characteristics of the Parkhill and Upper Park Conservation Area.

