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**DESIGN AND ACCESS  
STATEMENT**

for

<b>PROJECT</b>	TOP FLAT 77 PARLIAMENT HILL LONDON NW3 2TH
<b>CLIENT</b>	CAPLAN
<b>DATE</b>	28 May 2015
<b>FILE REF</b>	400/14
<b>rev</b>	-

## INTRODUCTION

This statement has been prepared in support of an application for planning permission for an additional window in the top floor flat at 77 Parliament Hill.

## DESIGN STATEMENT

### EXISTING SITE AND SURROUNDING AREA

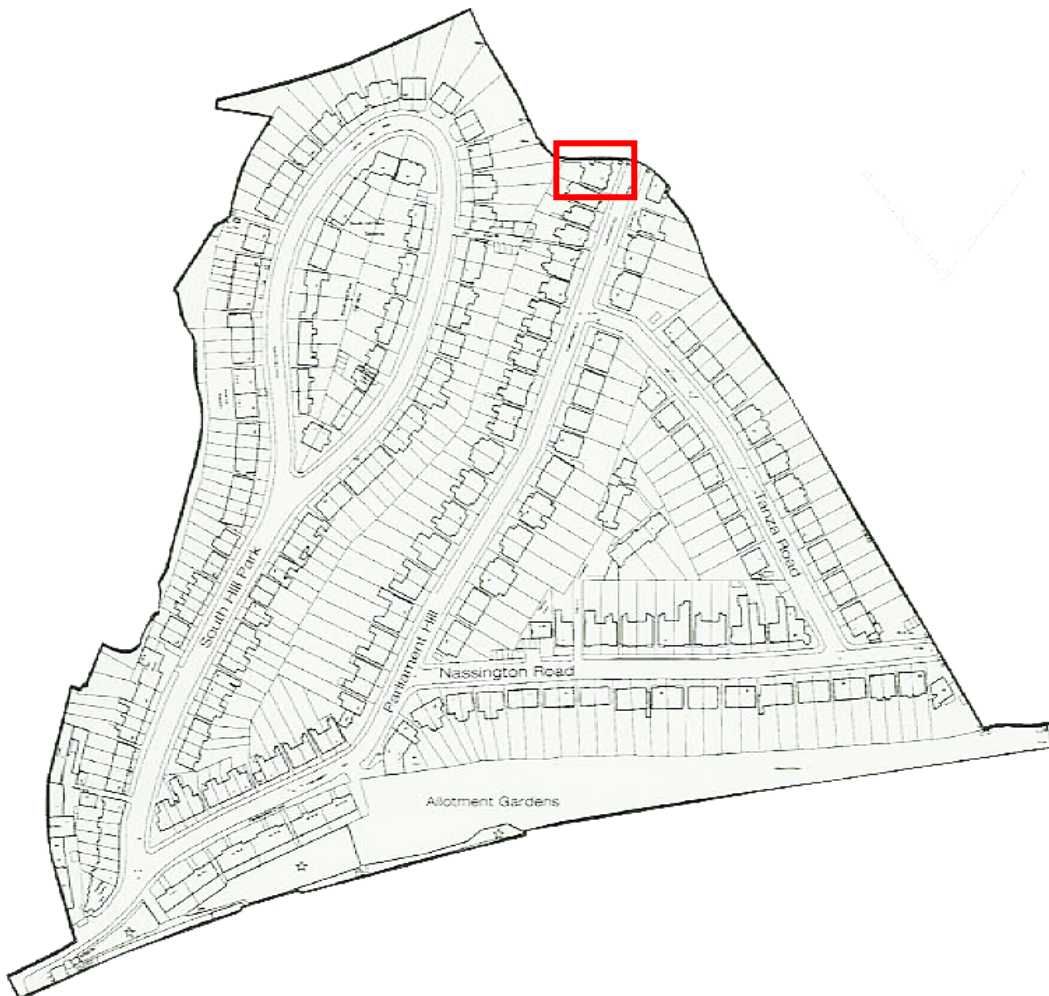
No.77 sits at the very top of the hill adjacent to Hampstead Heath.

The applicant is the owner of the top floor unit.

The top end of Parliament Hill is characterised by large semi-detached and detached houses in the Victorian Gothic Revival style finished in dark red coloured brick with canted bays at ground and first floor level to the front facade and largely steep pitched slate clad roofs.

The application site is within the South Hill Park Conservation Area and while the building is not listed. No.77, along with most others on Parliament Hill, is noted in the conservation area document as making a positive contribution to the character and appearance of the area.

Map of South Hill Park Conservation Area



## EXISTING ELEVATIONS

Front Elevation- View from Parliament Hill



Side Elevation - View from Hampstead Heath





## **DESIGN**

The main objective of this application is to seek to add a window to the kitchen area of the flat which is on the top floor of the building. The window will be in a style, material and proportion to match existing windows. There are existing windows on the lower floor of the flat in the same elevation.

## **ACCESS STATEMENT**

### **ACCESS FROM THE STREET**

There is controlled parking zone for cars on Parliament Hill, both resident's permit and 'pay and display'.

The building has its only entrance on Parliament Hill.



Existing front access

Access is as existing: from street level with a single step to the front garden and a single step to the building entrance. The property is on split levels.

The refuse collection regime will remain as is currently.

### **EMERGENCY EGRESS FROM PREMISES**

As existing.