

**Proposed Extension to Rear of  
Ground Floor Flat, 73 Parliament Hill London NW3 2TH**

**Design and Access Statement**

**October 2015**

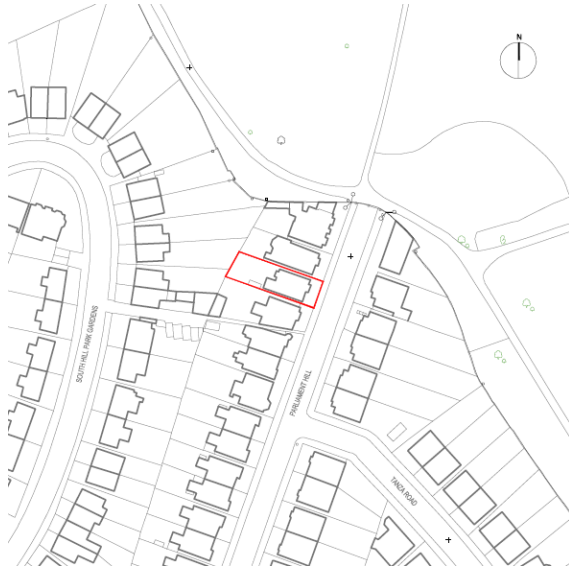
## Introduction

- 1.1 This Design and Access Statement accompanies the planning application submitted by Mert Alas for the extension of the existing ground floor flat comprising a single storey infill of the area north of existing two storey extension including a roof terrace accessed by the first floor flat above and extending the two storey element at ground floor level by 1.75 metres into the garden.
- 1.2 This statement should be read in conjunction with the following application documents:

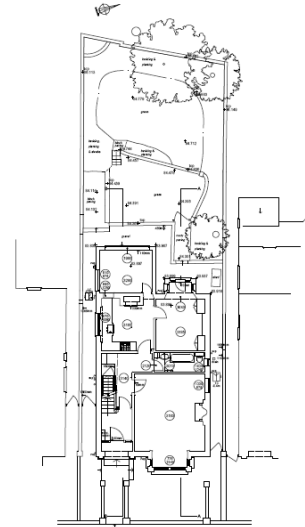
Drg No PH.CP.01 Rev A	Location and Existing Plans
Drg No PH.CP.02 Rev A	Existing Elevations
Drg No PH.CP.03 Rev B	Proposed Site and Floor Plans
Drg No PH.CP.04 Rev B	Proposed Elevations
Drg No PH.CP.05 Rev B	Proposed Sections
Tree Survey Report DFCP 3249	Arboricultural Impact Statement
Drg No DFCP 3644 TSP	Tree Survey Plan

## 2.0 Physical Context

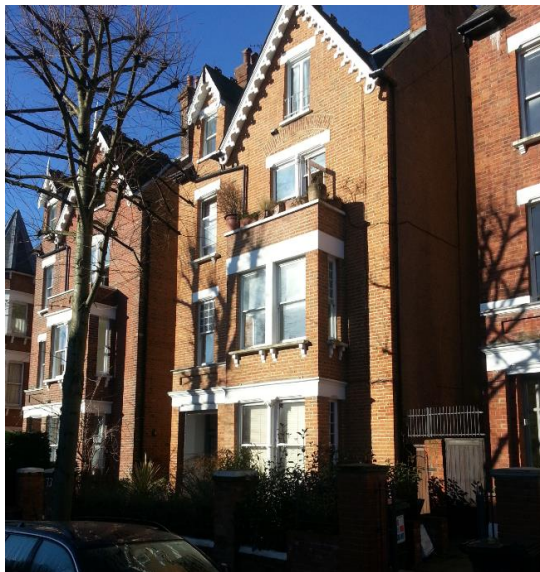
- 2.1 The application site, which is situated within the South Hill Park Conservation Area, is located on the west side of Parliament Hill, and is occupied by a three storey detached property which has been converted into four flats. This planning application concerns the ground floor flat known as Flat 1.
- 2.2 Parliament Hill is a residential street which is fronted by properties of similar scale and design on each side. Many properties have been converted into self-contained flats, and many include rear and roof level extensions. The application site already incorporates a half width, two storey rear extension. The properties to either side include rear extensions of similar or greater depth.
- 2.3 The application property has a deep rear garden which includes some established planting. A small landscaped garden, with a side pedestrian entrance, is found at the front of the property. There is also a narrow side access which is used for the storage of refuse bins.
- 2.4 Parliament Hill forms part of a controlled parking zone. The application site occupies a relatively accessible location within walking distance of local shops, public transport and other services.



Location Plan



Existing Ground Floor Plan



East Elevation (to Parliament Hill)



West Elevation

### 3.0 Planning Context

3.1 The proposals have been developed with regard to the following documents:

National Planning Policy Framework.

London Plan 2011.

Camden Core Strategies 2010;

- CS 1 – Distribution of growth,
- CS 5 – Managing the impact of growth and development,

- CS 14 – Promoting high quality places and conserving our heritage.
- Camden Development Policies 2010;
- DP 24 – Securing high quality design,
- DP 25 – Conserving Camden’s heritage,
- DP 26 – Managing the impact of development on occupiers and neighbours.

Camden Planning Guidance (Design) CPG1.

South Hill Park Conservation Area Statement.

### 3.2 Planning History

Ref	Description	Decision	Date
2015/2274/PRE	Pre-application Planning Advice	*(see below)	27-05-2015
PW9902117	Alterations and extension at roof level to create a new attic room with rear roof terrace, and to remove existing rear dormer and staircase.	Granted	02-08-1999
9300366	The erection of a conservatory extension on the flat roof of the two storey rear extension.	Refused	16-07-1993
D9/1/3/8893	The erection of an additional storey on part of the roof.	Refused	30-07-1970

\* The conclusion communicated to the applicant stated that :

“It is considered that the infill element of the proposed rear extension would be acceptable provided that the design be made lightweight in order to respect the pattern of development along the neighbouring row of houses. Should that revised design include a first floor terrace there would be concerns that the proposed height would lead to overlooking of neighbouring amenities. However, the current design and existing screening help address some those concerns. The proposed single storey extension to the existing two storey rear extension would need to be reduced in depth and eaves height in order to address concerns over a negative impact such an extension could have on neighbouring amenities, the character of the host building and The South Hill Park Estate Conservation Area.”

## 4.0 The Proposals

### 4.1 Design objectives

The design seeks to re-orient the living spaces of the flat more towards the rear garden with a semi open plan area for cooking, entertaining and relaxing. This space will have access and views into the garden. Externally the extension is designed to appear subordinate to the main building and follow the form and character of the existing pattern of extensions within the immediate vicinity to respect the character and appearance of the local area and neighbouring dwellings.

### 4.2 Amount of new development

The ground floor flat will be extended to the rear of the property by removing the bay window and infilling the area north of the existing two storey rear extension with a

single storey addition of approximately 10m<sup>2</sup> including a roof terrace of approximately 7m<sup>2</sup> accessed by the first floor flat above. The two storey element will be extended by 1.75 metres into the garden at ground floor level adding a further 6 m<sup>2</sup>. As part of the refurbishment it is also proposed to replace the windows to match the existing sash type and to alter existing window openings on the north and south elevations to more closely match the openings above and provide more appropriate lighting / ventilation to the ground floor flat layout.

#### 4.3 Layout and amenity

The new layout will retain two bedrooms, one with en-suite bathroom, a further shower room and a large living space with adjacent kitchen both overlooking the garden. All rooms will retain satisfactory outlook with minor alterations to the existing window openings. The height and depth of the proposed extension would protect the amenity interests of immediately adjoining occupiers at 71 and 75 Parliament Hill.

The infill between the rear wall and existing two storey extension would be similar in form, scale and character to many of the adjacent properties, including the first floor terrace. By extending the flank wall there would be minimal loss of daylight, sunlight, outlook or privacy for adjoining occupiers. The risk of overlooking the part of a garden nearest to the house is minimized by the incorporation of a deep structural planter to the terrace above.

The extensions to the two storey outrigger will have a similar character, depth and height to the existing extension to 75 Parliament Hill. The relative heights and existing boundary walls will also prevent loss of amenity for adjoining occupiers.

The minor proposed changes to window openings at ground floor level on the north and south elevation of the building would have no material impact on the living conditions of adjoining occupiers. The window to the second bedroom on the north elevation would be increased in width with a new sash matching the adjacent window. The windows to the living space on the south elevation would also be increase to match the opening above and contribute to a more coherent design.



View from North West



View from South West

#### 4.4 Materials

Although the predominant material used in the adjacent buildings is facing brickwork, the rear elevations have been altered and extended over the years with a variety of materials. The flank walls of 73 Parliament Hill itself are rendered while the front and rear elevations including the two storey outrigger are brickwork.

The extension to the flank walls will be treated to minimize the impact on neighbours by retaining a rendered finish to match the existing. The alterations to window openings can be readily made good leaving an apparent seamless finish. The visible extensions facing the garden will be predominantly glazed with painted metal frames, spandrels and other ancillary details to appear transparent and easily distinguishable from the main building. The reduced height of the extension is echoed with a similar spandrel above the new glazing to the kitchen.

#### 4.5 Landscaping

A tree survey has been carried out and is included as part of this application. The survey concludes that:

There are 4 subject trees, 1 of which has been assessed to be of good quality, which is in an adjoining property and due to substantial changes in soil level and a visually obvious pruning history, is unlikely to have an effect on the proposal. While the remaining trees have a low amenity value and are of poor quality, in accordance with BS 5837. The only impact of the proposal will be to remove and replace one tree T1, to create access and as such the development will have little impact on the visual amenity of the area. If the recommendations made within this report are followed, the development should be achievable in arboricultural terms and should be acceptable to the local planning authority.

It is proposed to replace the variegated holly (T1) with a new 12 -14cm girth Acer Griseum approximately 2 metres to the west of the position of the existing holly.

#### 4.6 Access

No alteration to the existing access is proposed.

#### 4.7 Impact on identified heritage assets

The application site lies within the South Hill Park Conservation Area, Sub Area Two - Parliament Hill, Tanza Road and Nassington Road. Whilst there are no buildings on the statutory list of buildings of architectural or historic interest with the South Hill Park Conservation Area or in the near vicinity, Nos 51-77 Parliament Hill have been identified as making a positive contribution to the conservation area. The conservation area statement recognizes the area as being characterized by its homogeneous architectural character in the Victorian gothic revival style being a good example of 19<sup>th</sup> century suburban development. In addition the views to and from Parliament Hill and the Heath also contribute to the character of the conservation area.

Whilst this is certainly true of the streetscape, the rear of the properties has evolved less formally. The proposals would have no impact at the front of the property nor are there any views to or from Parliament Hill. The new extension would meet the objectives of CPG1 in that it would be confined to low level, would be of subordinate scale, and would not be materially larger (deeper or higher) than the established pattern of extensions in this part of the conservation area.

There are similar depth extensions to either side of and opposite the application site. The contemporary form and detailing of the proposed extension would contrast beneficially with and respect the host building, and this approach has been widely approved and implemented throughout the conservation area, for example at 78 Parliament Hill. The contemporary form is provided by the simple, unadorned shape of the extension, and the use of vertical fenestration and a 'clean' render finish. The extension would allow for the retention of the great majority of the existing landscaped garden, and as previously stated, most of the existing trees with one replacement.