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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>	09 November 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 the addition of a rear dormer and extension of brickwork wall to an existing top floor flat at 77 Parliament Hill, which is in addition to a previously approved application 2015/0249/P, granted on 08/05/2015.

## 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.

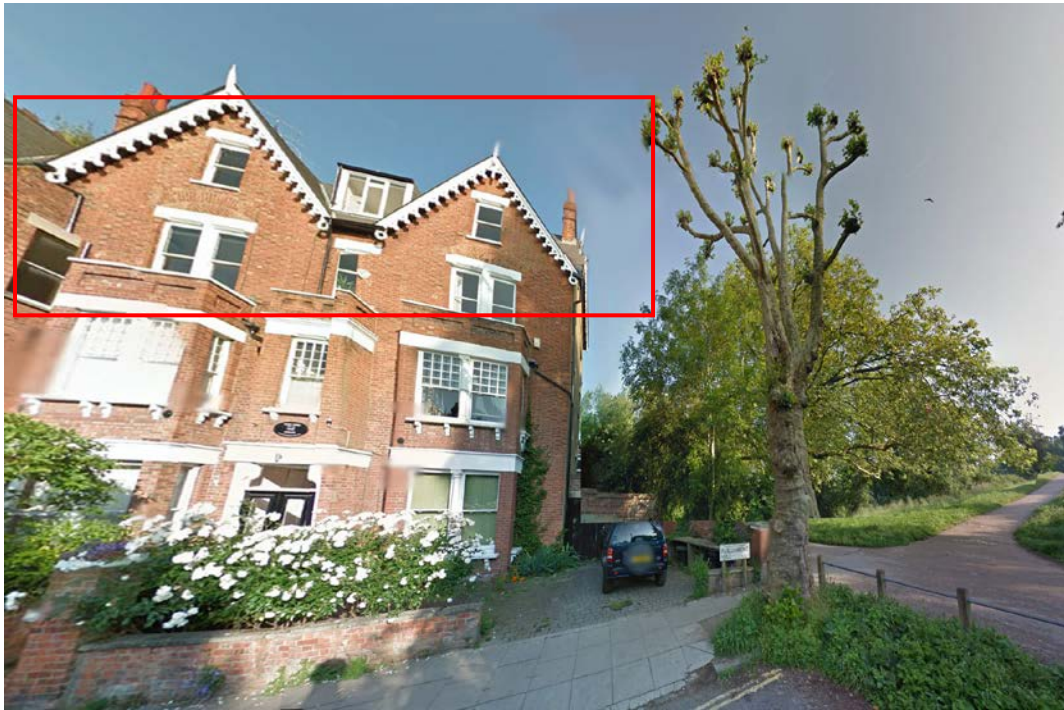
The application site is within the South Hill Park Conservation Area and while the building is not listed. No.77, along with most others on Parliament Hill, is noted in the conservation area document as making a positive contribution to the character and appearance of the area.

Map of South Hill Park Conservation Area



## EXISTING ELEVATIONS

**Front Elevation**- View from Parliament Hill



**Side Elevation** - View from Hampstead Heath



## DESIGN

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The main objective of this application is to seek to add a rear dormer and extend a side gable wall, in conjunction with work that has previously been approved as per application 2015/0249/P.

The proposals remain subordinate to the original building and sit in line with the existing rear dormer. The rear dormer has been designed using materials that relate to the character and appearance of the building and the area.

The extension to the side gable wall is minimal in its impact to the overall appearance of the building and will not affect the amenity or light to the neighbouring building.

#### Existing roof and dormer



#### Existing neighbouring flank wall



The proposals take into consideration the existing materials and previously approved alterations and extension and with regards to the conservation area.

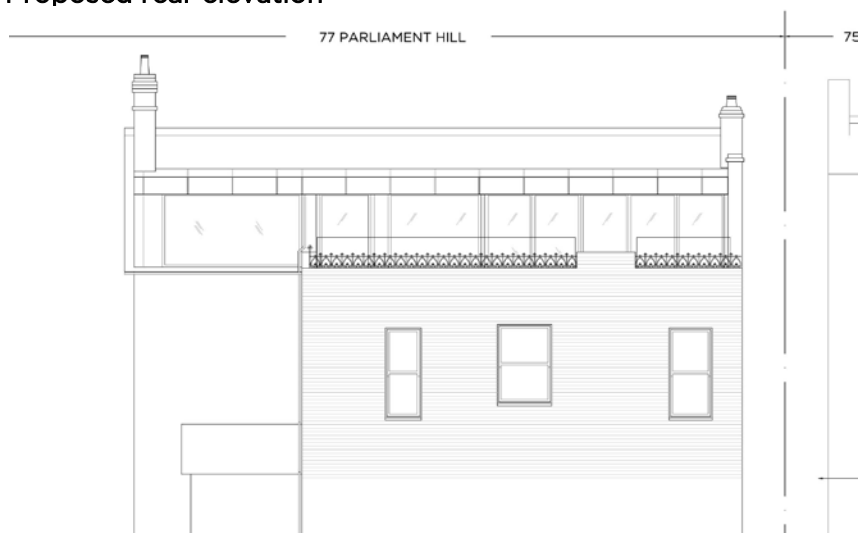
- The proposed rear dormer will be finished in lead roofing. The durability and weathering of the lead have been taken into consideration.
- The gable wall to be extended will be built up out of brick to match the existing.

#### RELEVANT STRATEGIES AND POLICIES

The following strategies and policies have been referenced and were considered to be relevant to the proposals submitted.

B1	General Design Principles	CS14	DP24
B3	Alterations and Extensions		DP24

#### Proposed rear elevation

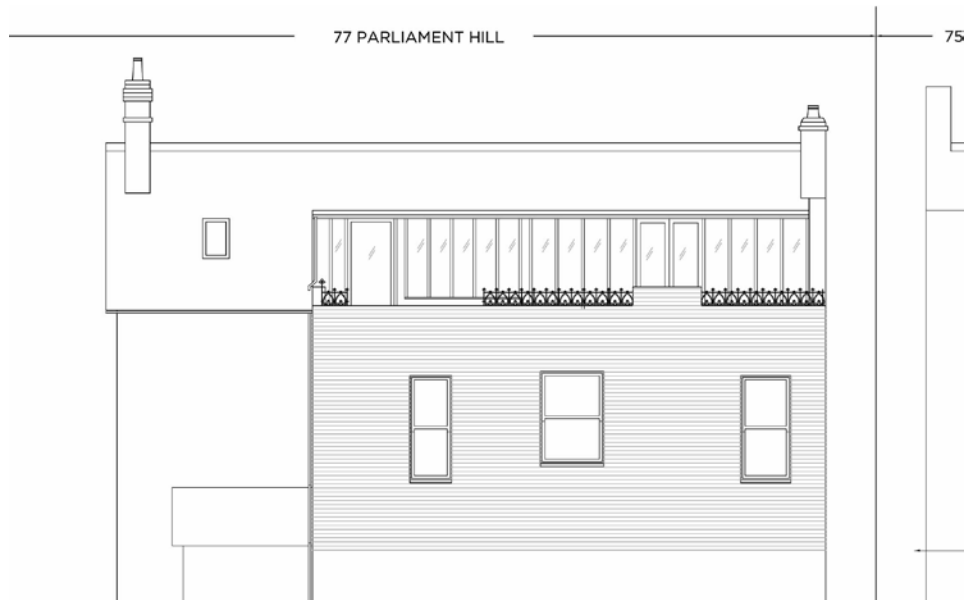


**RELEVANT PLANNING HISTORY**

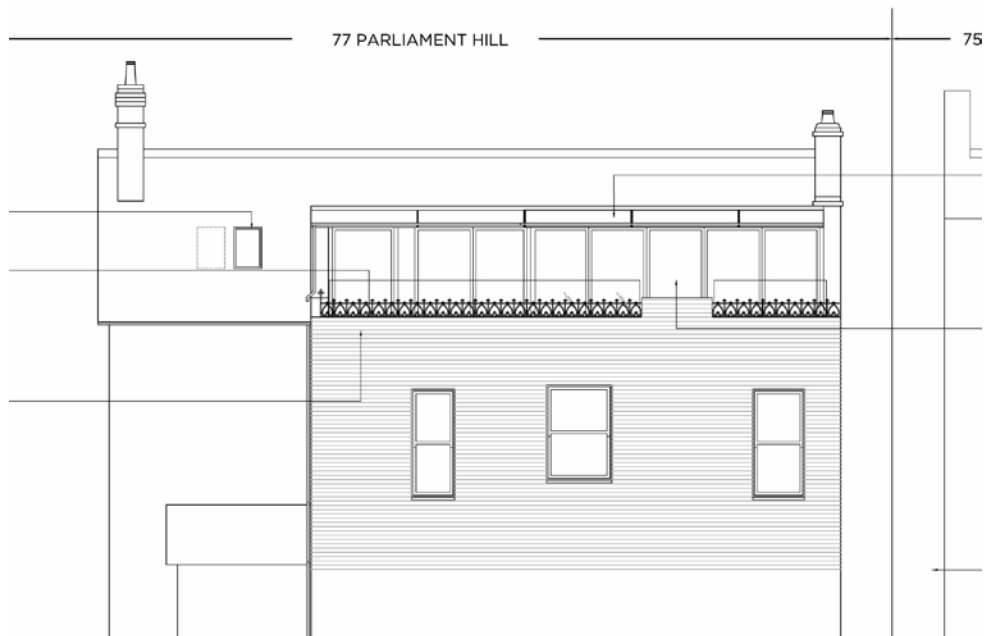
App no. Details

2015/0249/P Erection of a roof extension with associated refurbishment, replacement of windows at second level floor front facade with doors, inclusion of an additional window at southern (side) elevation.

**Existing rear elevation**



**Approved rear 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.

### **ACCESS WITHIN THE BUILDING**

There is an existing communal staircase to the upper level flats from the hallway.

The top floor flat is on the second and third floors. Access to the flat is from the second floor with an internal staircase to the third floor.

There is no access to the rear garden from the top floor flat.

The flat has an existing roof terrace to the rear of the property on the third floor.

### **EMERGENCY EGRESS FROM PREMISES**

As existing.