

15a Parliament Hill: New House Minor Amendments & Alterations to Existing Permission

Existing Planning Permissions

• 2014/7827/P (subject 106 agreement)
08.2016

Design Intent

The proposals in this application are minor amendments and alterations to the above planning permission. They address the following:

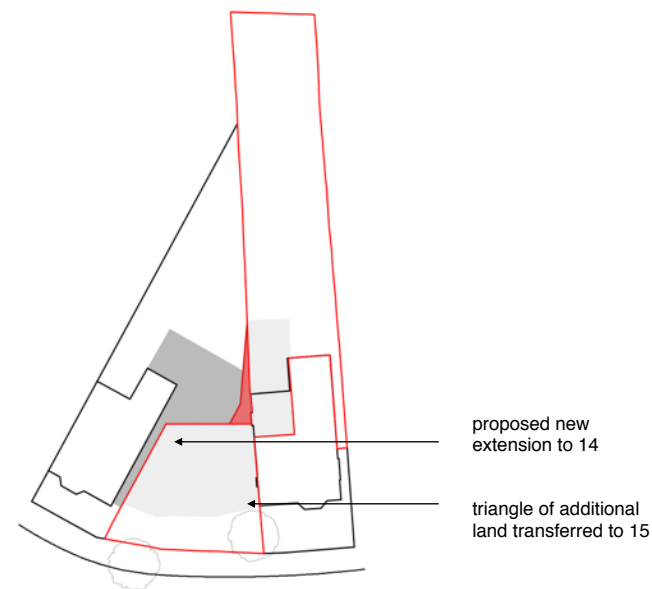
- Design coordination related to the newly proposed rear extension to 14 Parliament Hill.
- Incorporation of a small triangle of additional land at the rear (presently part of 14 Parliament Hill) to allow improvements to the connection between the front and rear portions of 15a Parliament Hill.
- Minor fenestration, roof light and roof profile changes to improve passive stack and cross ventilation, and simplify the roof form.
- Minor changes in material finishes to the rear elevation and roof in accordance with the above.

Coordination with Proposed New Extension to 14 Parliament Hill

These proposals have been developed in coordination with a scheme designed by Barnaby Gunning Architects for a new extension to the rear of 14 Parliament Hill. Outline details of the project at 14 are included on the proposed drawings attached to this application. Full details can be viewed as part of a separate application for planning permission submitted concurrently by 14 Parliament Hill.

The design of the substructure for the two projects has also been coordinated. The structural design and construction of the two schemes will be undertaken in parallel. Retention of the existing structures and ground levels along the boundary with 14 Parliament Hill would involve significant temporary works and a more elaborate substructure. This would take longer to build. Combining the two projects will streamline the demolition, temporary, ground, and substructure works. The construction of the new house at 15a Parliament Hill will be simpler and faster.

Careful consideration of the risk of overlooking and loss of privacy has been taken in the coordinated design of the two projects. The critical relation between the newly raised rear garden terrace of 14, and the kitchen and the

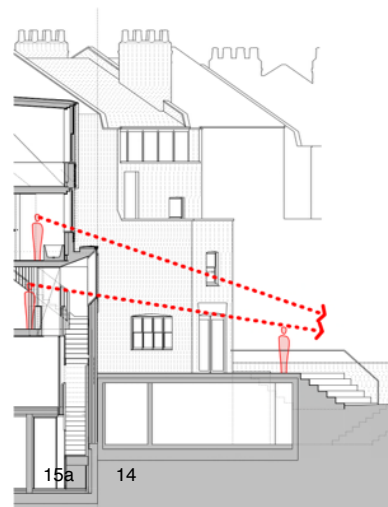


site plan



no overlooking or
loss of privacy

short section:
15a & 14



no overlooking or
loss of privacy

long section:
15a & 14

first floor landing at 15a Parliament Hill was analysed. Together the staircase and bathroom arrangement and the window and roof light configuration at 15a, and the planted areas and roof lights to the terrace at 14 are configured to ensure that no significant loss of privacy or overlooking will result.

Ground Floor Level: Front/Rear Connection

The hour-glass shaped site plan of 15a Parliament Hill is unusual. The front area along Parliament Hill is connected to the back and the garden via a single door to a room which is within the volume of the adjoining house at 15 Parliament Hill. Access between the front and back or 15a is through this single internal doorway. The door limits the visual and spatial connection between the ground floor kitchen and living spaces.

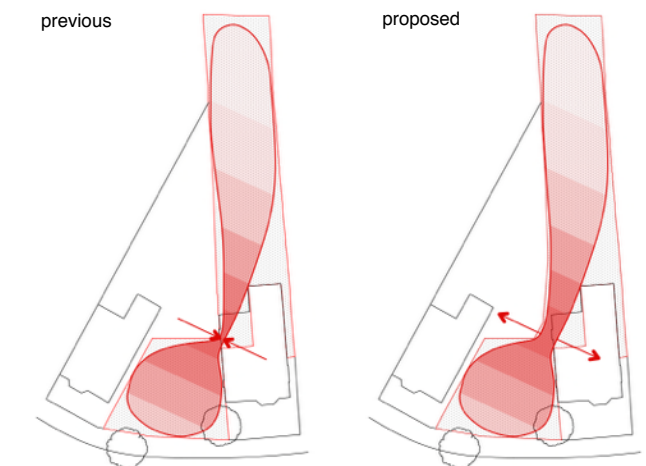
As part of design proposals coordinated with 14 Parliament Hill, a small triangular area of land in the extreme corner of the rear garden of 14 will be transferred to the demise of 15a Parliament. On this additional site area a narrow two storey extension in red brick with a high level window and a roof light is proposed. The roof light will open to provide passive stack ventilation to the kitchen via automatic thermal and rain sensors. This additional site area, although small, will allow a widening of the narrow passage. This will improve the connection between the front living and back kitchen areas.

In material, location, and scale the new extension is unobtrusive. It is small in overall area and volume. It does not project significantly into the garden and it occupies a corner space bounded on two sides by the more substantial volumes of 15 and 15a. No overlooking or loss of privacy results.

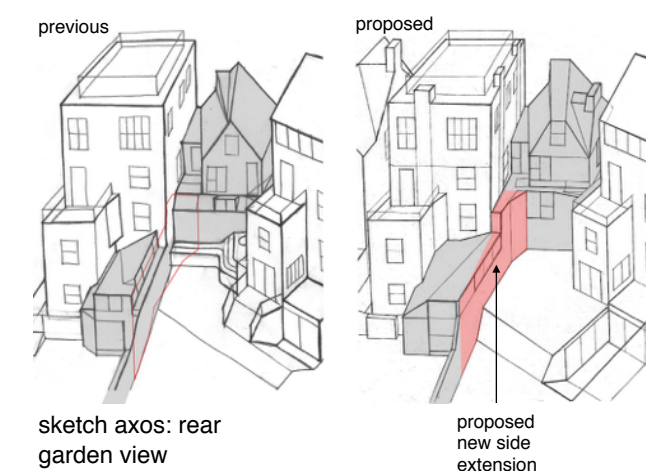
Passive Stack & Cross Ventilation & the Simplified Roof Form

In a domestic house of this size and location, passive stack and cross ventilation are ideal, sustainable methods for providing fresh air and controlling summer, solar heat gain. In the development of the detailed design for the new house at 15a Parliament Hill, it has become apparent that the unusual site plan and arrangement of adjoining buildings makes passive ventilation more difficult than anticipated.

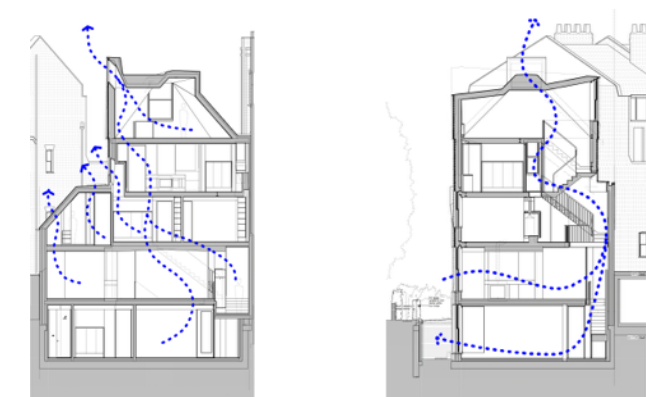
Along the back of the basement and ground floors some rooms have very limited or no external aspect. They are north facing and "land locked". Conversely, many of the basement, ground, and first floor rooms to the front have a single, south facing aspect. These rooms are more prone to summer,



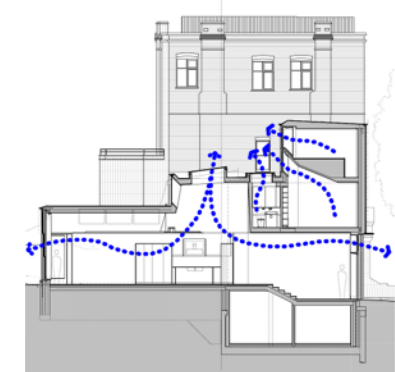
hourglass site plan:
improved front/back relationship



sketch axes: rear
garden view



sections:
passive cross &
stack ventilation



solar overheating. Together this is a challenge to the environmental design of the house.

The configuration and types of windows and roof lights has been reconsidered. The amended scheme includes a number of relatively minor changes which improve passive stack and cross ventilation on this challenging site.

Wherever practical, side hung windows have been replaced with vertically sliding sash windows. These can be partially opened to ventilate during rain. With sash locks fitted they also remain secure when open.

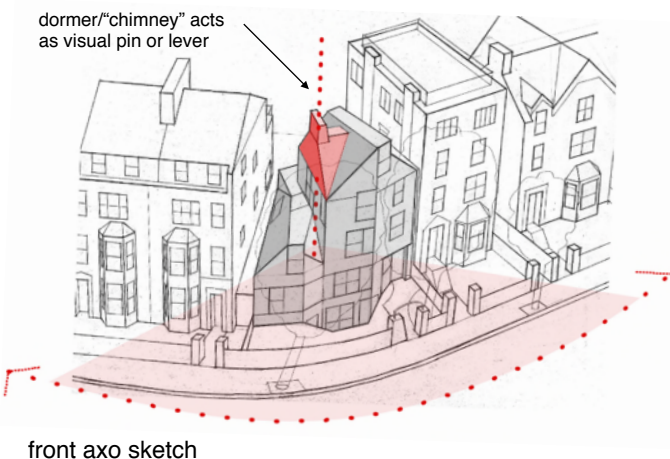
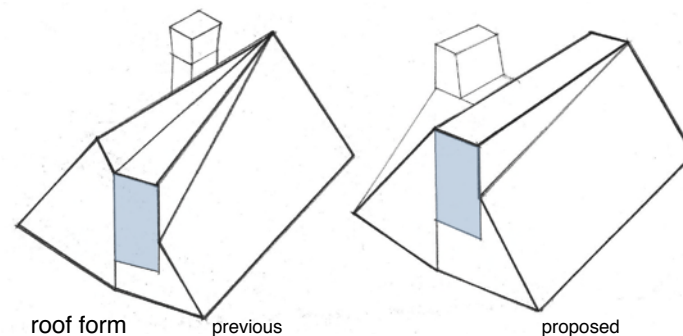
A number of automatic opening roof lights and windows (some at high level) are also proposed. The most important of these are the reconfigured attic window to the front elevation, and the high level window to the proposed new dormer and “chimney stack” form over the main staircase. The attic window to the front elevation has been repositioned at a slightly higher level.

Together with cross ventilation, this raised south facing window will purge warm rising air through the stack ventilation of the space. The repositioning of the window also simplifies the overall form of the roof.

The automatic opening window to the nearby “chimney” is at the highest point of the house and is directly above the stair column. This is ideal for passive stack ventilation. The tapered roof form of the dormer under the window will gather and accelerate rising warm air. This will work to drive the passive stack ventilation of the entire house.

The proposed ventilation “chimney” and dormer profile are modelled on the existing dominant and repeated chimney and gable end form which are repeated on adjacent houses to the northeast along Parliament Hill. With modern heating methods, large masonry chimneys are now redundant. In the proposed new house, the historic gable and chimney form is recreated as a ventilation chimney. Although different in detail, the proposed dormer and chimney form provides a strong contextual connection to the surrounding houses.

The chimney also provides a small architectural or visual “pin” to the oblique turn in the street which occurs at 15a Parliament Hill. The inflection or “lever point” in the turn is subtly marked by the chimney. This visual marking is a common and appropriate architectural device which gently anchors the house within the structure of the streetscape.



Material Finishes

As part of design coordination with the proposed new extension to 14 Parliament Hill, the back elevation to the new house at 15 has been changed from white painted plaster to red brickwork. The brick will be matched to blend with both the hanging tile to the new house and to the adjacent, existing brickwork generally. The bond and pointing will be matched to existing adjacent brickwork. Brick blends better with the surroundings than white painted plaster, and will help to unify the overall form and identity of the new house across the unusually shaped and disparate site.

A material change to the roof is also proposed. For the roofs generally, a flat and horizontally welted, pre-weathered, natural grey zinc is proposed. This is an alternative to the previously proposed mixture of zinc and clay tile.

Practical limitations on the detailing of roofs with clay tile prevent its use on many areas of the proposed roof. The mixture of clay and zinc would visually fragment the form of the roof. A multitude of relatively ungainly junctions between clay tile and zinc would also result. Many of these could pose risks over the longer term to the weather tightness of the building.

Zinc throughout is a more singular and practical solution to the variable forms of the proposed roof. Flat, horizontally welted zinc is also a simpler, more discrete and less “modern” handling of the material. The grey tone matches adjacent slate roofs and will visually blend with the surrounding context.

Lifetime Homes Standards

The proposed amendments and alterations to the house are minor and accord with the standards. Lifetime Homes Standard will be achieved.

Energy Statement, CSH

The proposed amendments and alterations to the house are minor and do not alter the previously approved proposals for the sustainability of the house. Many of the alterations allow for improvements in the energy performance and sustainability of the house such as passive ventilation and insulation.

