

Design and Access Statement

Flat Ground Floor Rear, 71 Parliament Hill NW3 2TH

By John Duane Architects, May 2017

INTRODUCTION

1. This heritage, design and access statement has been prepared in support of an application to construct a single storey, flat-roofed rear and side extension to be in brickwork to match the existing structure. In addition, a single storey, timber outbuilding will be constructed within the garden for ancillary use to the main flat. The property lies within the South Hill Park Conservation Area.

THE PROPERTY

2. The existing structure is a brick building which was sub-divided into separate self-contained flats over twenty years ago. This property has an existing rear extension. A search of the planning history on the Camden website does not reveal any recent applications concerning structural alterations to the property.

ASSESSMENT OF HERITAGE SIGNIFICANCE

3. The proposed extension is on the rear side of the house, and is not seen from the main road, Parliament Hill. It will have no visual impact from the public footpath leading to South Hill Park; the existing access opening in the brick garden wall will be blocked-off in brickwork to match existing. We consider that the extension is designed to mirror the form and materials of the existing building and that it has no impact on the wider setting.

DESIGN PROPOSAL

4. The aim of the proposal is to develop the property in order to enhance the appearance, utility, and thermal performance. It aims to complement the existing building by extending the living room with an additional space to provide a spacious and comfortable environment for enjoyment and private leisure.

5. The form of the proposed extension mirrors the form of the existing building. The materials we have chosen to reflect those in the existing house – red external brickwork, and white painted timberwork. In massing and form it will be sub-ordinate to the existing rear extension, being lower and set back from this structure.

6. **Garden** The proposed rear and side extension will be constructed on the hard patio in the garden. In addition a timber outbuilding measuring 14 square metres will be constructed within the garden. The proposal seeks to retain the garden plants and flowers.

ACCESS

7. The property is at ground floor and the proposed design will not alter the existing access into the building.