

15

14

15a

14

15

Side windows to top floor flat shown dotted behind. When viewed from these windows the proposed house sits largely within the "visual shadow" of the gable end to 14 Parliament Hill, so the impact of the new house on light is very limited. Very good light to the windows is maintained.

2 no. automatic opening windows provide cross ventilation & balance natural light to the first floor bedroom & second floor master bedroom. Window configuration prevents overlooking & loss of privacy.

Side window to the common staircase at 15 Parliament Hill shown dotted behind. This is a tertiary window to a staircase only, but the stepped, sloping, & angled configuration of the new house allows light to the window from above & the side.

Small, brick clad, two storey side extension to 15a widens the narrow passage between the front & back areas of the house. High level window & automatic opening rooflight on thermal & rain sensors provide light & passive ventilation into the depth of the ground floor plan.

Gable end roof profile altered & raised nominally by 145 mm to simplify roof form & structure, improve window scale & outlook. Related internal floor levels adjusted to lessen excavation & improve the relationship between the ground floor & garden.

ridge level ____ 12750

ridge level ____ 12225

Roofs clad in flat, horizontally welled, pre-weathered, natural, grey zinc (instead of a mixture of zinc & clay tile). Zinc throughout is a more singular & practical solution to the variable roof forms. The grey tone matches adjacent slate roofs & visually blends with the surrounding context.

Wrap around flat roof for window cleaning & maintenance along lengthy & inaccessible boundary with 14 Parliament Hill.

Fixed glass rooflight/window over stair. No overlooking or loss of privacy occurs

Perimeter profile to roof altered to link the gable end verge & the eaves into a single continuous line. This unifies the disparate wrap around extension at the front, side and back of the house. The profile logically follows the roof drainage. The related roof behind provides access for maintenance & window cleaning.

Windows & rooflights reconfigured to prevent overlooking & loss of privacy. Fixed window & automatic opening sash window placed at high level over stair. Light & ventilation provided to the back edge of the deep ground floor plan. No significant overlooking or loss of privacy results.

Shower room window provides cross ventilation to the single aspect south facing bedroom. The high level of the window prevents overlooking & loss of privacy to adjacent window below at upper ground floor level to the rear extension of 14a Parliament Hill (shown dashed).

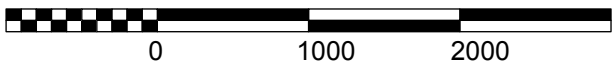
attic ffl ____ 8520
eaves level ____ 8945

ridge level ____ 6370
second ffl ____ 6095

eaves level ____ 4125

first ffl ____ 3420

scale 1:50 /print @ A2



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15a Parliament Hill
New House

03.03.2016
Proposed
Section: C/2

P/1:50/203/C/2

Demolition, temporary works, & groundworks construction along the boundary is simplified significantly through the coordination of works to 15a & 14 Parliament Hill. Construction work & time reduced. Full details of works to be developed following planning approval & will be the subject of a party wall agreement as set out under the Party Wall, Etc Act.

Note: The site datum has been re-indexed (0.00 has been lowered by 120 mm).

ground ffl 370
0.00

(±)-240

(±)3755

(±)7080

(±)9965

14a

(±)-1730

b/2

b/1

D/1

D/2

SW

kitchen

370

fixed glass

timber window

timber window

fixed glass

hanging tile

fixed glass

zinc roof

zinc roof & chimney

timber window

14 w7

14 w6

1750

red brick

