



40a Parkhill Road, NW3 2YP
Design and Access Statement Report

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INTRODUCTION.....p.3

EXSITING SITE.....p.4 & 5

REASON FOR APPLICATION..... p.6 & 7

PRE-APPLICATION ADVICE.....p.8 & 9

PROPOSALS.....p.10 & 11

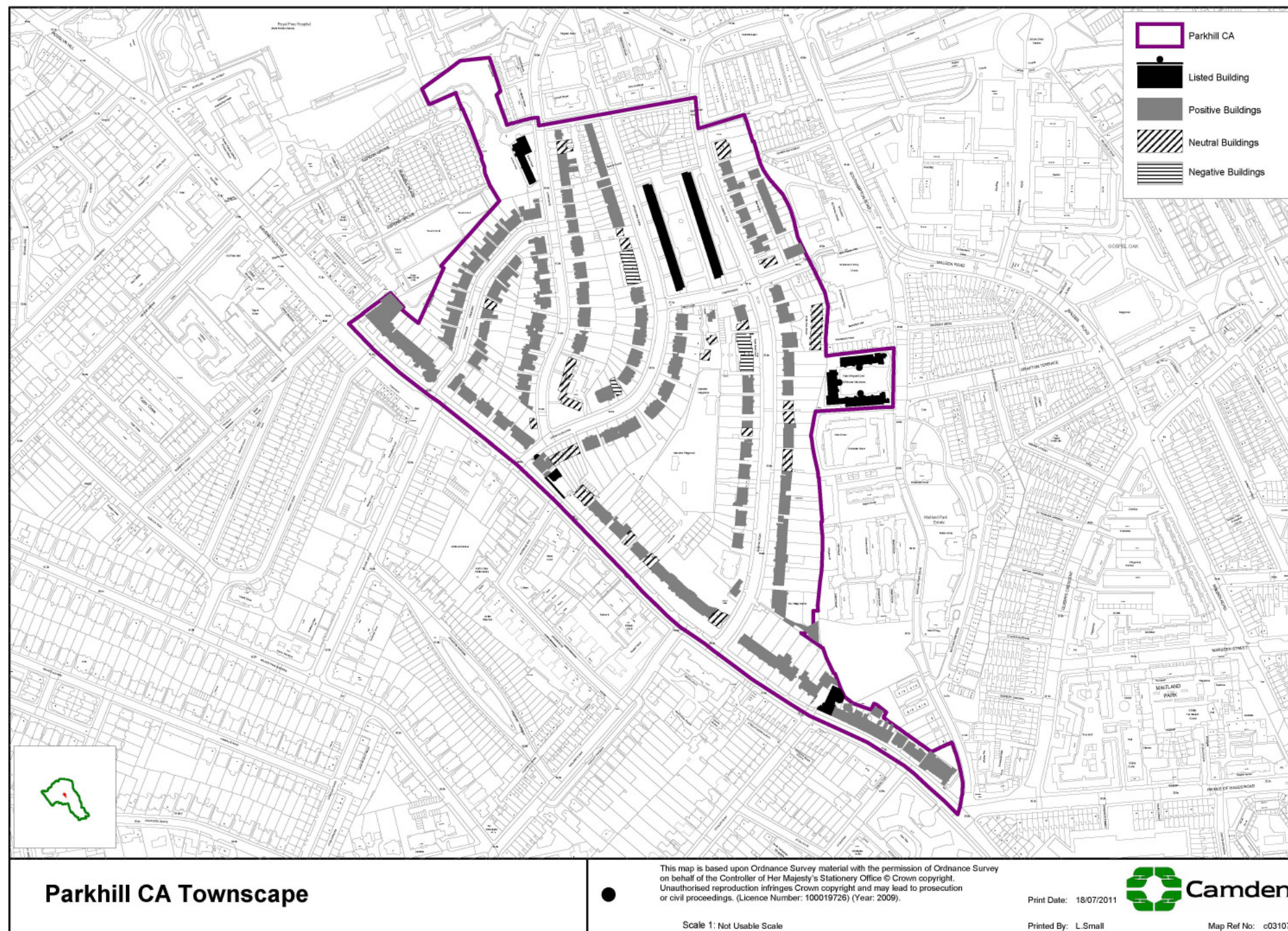
CONCLUSIONS.....p.12

APPENDIX A.....p.13

APPENDIX B.....p.14

APPENDIX C.....p.15





This report has been produced to explain and justify the proposals put forth in the Planning Application submission for 40a Parkhill Road, London NW3 2YP.

The site is located within the London Borough of Camden (LBC) and comprises a two storey coach house building located on the eastern side of Parkhill Road. The site adjoins a large semi-detached pair of villas.

The villas on Parkhill Road were built in circa 1864 with large gaps between each pair. The gaps were gradually infilled by Coach houses.

The site is located in the Parkhill conservation area and is noted as making a positive contribution to the character and appearance of the conservation area. The property is not a listed building. The property is in use as a single dwelling house.

Parkhill Conservation Area and Townscape Plan | Source: LBC Website



EXISTING SITE



Streetscape



Rear Elevation



Front Lightwell

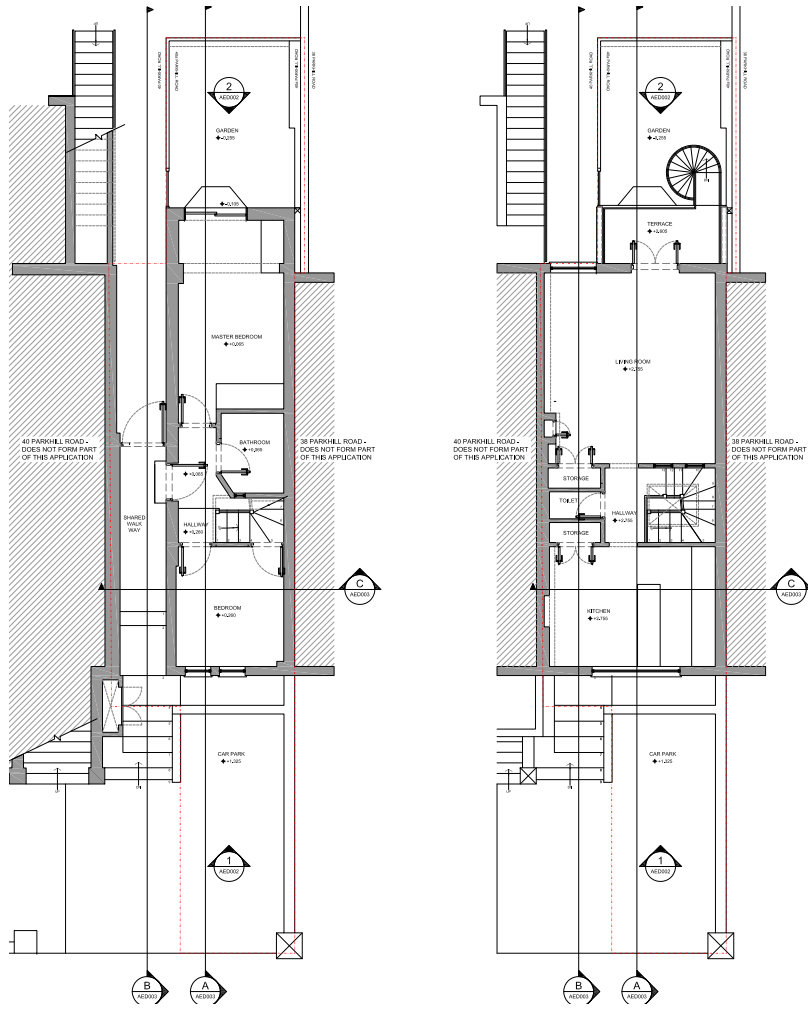


Walkway - Looking toward Parkhill



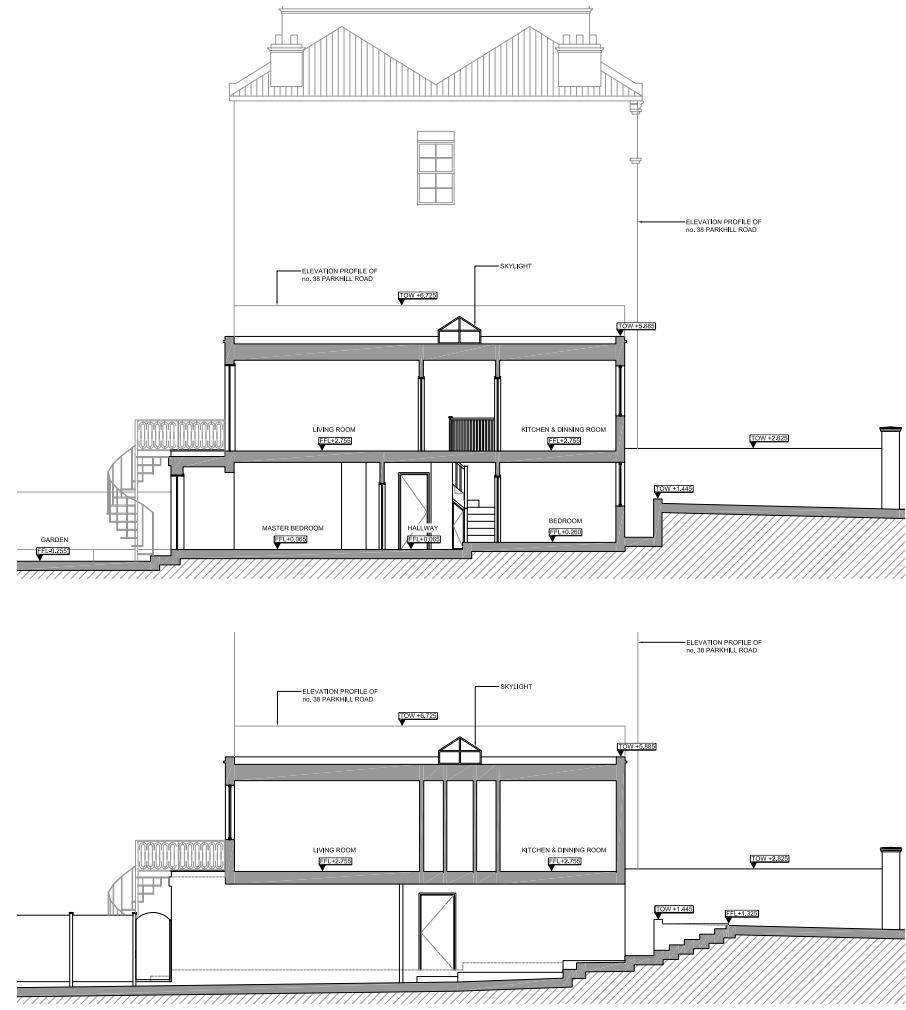
Walkway - Looking toward Rear





Lower Ground Floor, Not to Scale

Upper Ground Floor, Not to Scale



Sections, Not to Scale



Front Elevation, Not to Scale



Rear Elevation, Not to Scale

The existing building comprises of a two storey infilled Coach house. The upper ground floor houses the reception/living room, kitchen and dining room together with a toilet and 2 very small storage cupboards. The reception/living room which is located towards the rear of the property has access to the rear garden via an external spiral staircase.

The lower ground floor houses the master bedroom, located towards the rear with direct access to the garden, and a second bedroom towards the front of the property. Directly in front of this bedroom is a lightwell which provides natural light to the bedroom.

The front garden is a shared space between No. 40 and No. 40a. This shared front garden is the primary means of access to both properties. No. 40 is accessed via a flight of stair over a large lightwell. No. 40a is access through a walkway, located towards the north of the property via a set of steps. The upper ground floor spans over this walkway. The front garden is a hard paved area and is used as car parking with one space under the ownership of No. 40a.

The property is white rendered on front and rear elevations. The front elevation contains 3 fenestrations, one large window for the upper ground floor and 2 smaller for the lower ground floor. The building is set below the porch cornice line of No. 40. The rear elevation also contains 3 fenestrations, one window and one door on the upper ground floor and a single large door on the lower ground floor.

