

20A PARKHILL ROAD LONDON, NW3 2YN

DESIGN AND ACCESS STATEMENT

JANUARY 2018

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AERIAL VIEW

Prepared on behalf of Hyjan Investments Holdings Ltd.
By Scancon Architects Ltd.

SCANCON
architects ltd

Introduction

This Design & Access Statement has been prepared by Scancon Architects Ltd on behalf of Hyjan Investments Holdings Ltd. to accompany an application for Full Planning Permission and Conservation Area Consent for the site known as 20a Parkhill Road, London, NW3 2YN, following a pre-planning application enquiry for the same site, Ref: 2017/6468/PRE.

This application incorporates the planning officer's recommendations and describes the proposals for the demolition of an existing three storey building, known as 'The Coach House' and its replacement with a new-build of identical height but increased footprint and volume.

The majority of buildings in the immediate vicinity of the application site are four storey semi-detached properties with three storey side additions forming a terrace. The Building at No. 20A is a side addition and forms part of the terrace on the East side of Parkhill Road.

A one bedroom residential unit is accommodated within the upper two levels of the building with the lower ground level being split between a passage way to the rear garden and a storage room accessed from the passage way.

The building is situated within Park Hill Conservation Area and it is not listed.

The site lies within FLOOD ZONE 1 and has a low probability of flooding. It is not affected by sources of flooding other than rivers or the sea.

1. Context

The application site at No. 20a Parkhill Road is situated on the East side of Parkhill Road, close to the junction with Haverstock Hill.

This three storey house is a flat roof building set back from the road with an individually styled front garden and a private garden at the rear.

2 Use

The existing three storey property comprises one residential unit - Class C3 residential.
RESIDENTIAL UNIT: upper ground and first floor maisonette 1 Bed / 2 People

The proposals described in this application seek to re-develop the site and maximise its potential. The proposed new three storey building will be in one ownership - Use Class C3 residential.
RESIDENTIAL UNIT: lower ground, upper ground and first floor 3 Bed / 6 People

3 Amount

The existing site measures approx. 229.7m² (0.0229 ha) and the rear of the property is facing West.

The footprint of the property at lower ground floor level is approximately 27.8 m².

The gross internal floor area of the two residential floors is approximately 45.2 m².

RESIDENTIAL UNIT: upper ground and first floor maisonette 1 Bed / 2 People

Amenities:

- Front Garden - 38.0 m² of external amenity
- Rear Garden - 155.6 m² of external amenity



STREET VIEW

The proposals outlined in this planning application can be summarised as follows:

The footprint of the property at lower ground floor level will increase to 63.7 m², with a gross internal floor area of 54.1 m².

The two upper floors will also be extended, with the floor area increasing to 33.5 m² and 32.7 m² respectively.

The total gross internal floor area of the house will be approximately 120.3 m².

RESIDENTIAL UNIT: three storey house 3 Bed / 6 People

Amenities:

- Front Garden - 38.0 m² of external amenity
- Rear Garden - 121.5 m² of external amenity

Space for a new secure bicycle storage box for 3 bicycles will be created at lower ground floor level, outside the front entrance door, measuring approximately 6.0 m².

A new timber clad enclosure for refuse and recycling facilities will be located in the front yard.

4 Layout

Existing Layout

Currently, the three storey, flat roofed property located at No. 20a Parkhill Road, comprises a vacant / disused lower ground floor basement space and a 1B / 2P maisonette at upper ground and first floor level with the bedroom and bathroom located on the top floor.

A passage way at lower ground floor level gives access to the rear garden and a full width timber balcony at the rear offers additional external amenity space accessed from the upper ground floor kitchen.

The front entrance door to the property is located at upper ground floor level and is reached via the external communal stair located at No.20 Parkhill Road.

Proposed Layout

The proposed development sees the lower ground floor converted to residential use and the footprint of the building extended. However, it will set back from the line of the approved planning permission at No. 20 Parkhill Road by 360mm in order to express the secondary relationship the extension will have with No. 20. The open plan Kitchen /Living /Dining room located at this level will benefit from the direct and level access to the rear garden. The new front entrance door will also be relocated to this level, leaving the external communal stair for sole use by No. 20.

At upper ground and first floor level, the new building will accommodate the three bedrooms and ancillary bathrooms. This new extension will project beyond the line of the original 'Coach House' at the rear but will remain subordinate in scale to the host building and set back from the face of No. 20 by 575mm.

The corner of the upper floors extension will be chamfered to mirror the existing raised ground and first floor extension at No. 18. This way the existing openings at No. 18, facing into the garden of No. 20a, will remain un-affected by the proposed extension. Also, the proposed metal frame and opaque glass privacy screen between the two balconies will further improve the current daylight levels at No.18.

5 Scale

The property at No. 20 Parkhill Road is a three storey flat roof building, featuring a front and rear garden and mirroring a similar building to its immediate right hand side.

The proposed new building will remain unchanged in height but its volume will increase overall towards the rear.

6 Landscaping

The existing stair leading down to the lower ground floor level will be replaced and the adjacent planter excavated to create space for a secure cycle storage box.

The concrete slab located in the front garden will be removed. A new paved path and a landscaped area will be created, as well as a new timber refuse and recycling enclosure serving No. 20A only.

A new timber fence will be erected to sub-divide the rear garden between No. 20 and No. 20A, in accordance with the planning consent which relate to No. 20.

7 Appearance



STREET ELEVATION

These proposals see the existing building demolished and replaced with a building of equal height. However, setting back the extension at the front, with the intent of accentuating its subordinate nature, will create an awkward relationship with the building at No. 18, whose façade is flush with its host building. Therefore, we propose to re-build the extension on the same building line as the existing and in line with its neighbours.

The appearance of the new extension will demonstrate traditional detailing, with one centralised window instead of two and where possible it will pick up building lines from its host building. The facing material front and rear will be London stock brick, colour to match the host building.

8 Maintenance and Management

The external refuse and recycling facilities are currently located in the front garden. The proposed enclosure will tidy-up the area, which will be managed by the property owners.

9 Access & Inclusion

The new and existing elements of the proposed development will seek to employ all reasonable measures to avoid discrimination against all sectors of the disabled community and to meet the requirements of the Disability Discrimination Act 1995, in particular regard to movement into, out of and throughout the site.

Sources of Guidance / Influencing legislation:

- Approved Document M (Access to and use of buildings) - 2004 Edition
- Approved Document B (Fire Safety) - 2007 Edition
- Approved Document K (Protection from falling, collision and impact) – 200 Edition
- Disability Discrimination Act 1995

How the design, the provision of features and facilities, and the selection of materials will influence any obligations imposed by other legislation affecting the on-going management of the facility (such as the Occupiers Liability Acts 1957 and 1984, the Human Rights Act: 1998 and The Equal Treatment Directive 1975 - Amended 2002), will also be taken into consideration.

10. Conclusion

The proposals outlined in this application will provide the Borough with a 3 bedroom family unit.

The proposed scheme seeks to provide additional and much improved accommodation of a high standard by incorporating the lower ground floor within the property, while improving the relationship between the garden and kitchen / living / dining room and facilitating the needs and activities of a family.

The design of the new elements has been carefully considered to avoid any significant impact on neighbouring properties and these remain subordinate in scale to the host building.

Materials have been carefully chosen to match and complement the host building and the use of modern building technologies in combination with greatly improved natural light levels within the property will provide a more energy efficient dwelling.

All proposed internal changes will comply with the Council's and London Plan recommended minimum space standards.

It is considered that the proposals described in this application are in full compliance with the aims and objectives of local and national planning guidance, and thus planning permission should be granted accordingly.

APPENDIX 1 – 20A PARKHILL ROAD, LONDON, NW3 2YN

SCHEDULE OF DRAWINGS

– AS PART OF A PLANNING APPLICATION

JANUARY 2018

AS EXISTING:

PL 50	- LOCATION PLAN	- Existing layout	- Scale:	1:1250 @ A3 1:500 @ A1
PL 00 A	- SITE PLAN	- Existing layout	- Scale:	1:200 @ A3 1:100 @ A1
PL 01 A	- LOWER GR. & RAISED GR. FLOOR PLAN	- Existing layout	- Scale:	1:100 @ A3 1:50 @ A1
PL 02 A	- FIRST FLOOR & ROOF PLAN	- Existing layout	- Scale:	1:100 @ A3 1:50 @ A1
PL 03 A	- ELEVATIONS	- Existing layout	- Scale:	1:100 @ A3 1:50 @ A1
PL 04 A	- CROSS SECTION A - A	- Existing layout	- Scale:	1:100 @ A3 1:50 @ A1

DEMOLITION PLAN:

PL 09	- SITE PLAN & SECTION A - A	- Existing layout	- Scale:	1:200 @ A3 1:100 @ A1
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AS PROPOSED:

PL 10 C	- SITE PLAN	- Prop. layout	- Scale:	1:200 @ A3 1:100 @ A1
PL 11 D	- LOWER GR. & RAISED GR. FLOOR PLAN	- Prop. layout	- Scale:	1:100 @ A3 1:50 @ A1
PL 12 B	- FIRST FLOOR & ROOF PLAN	- Prop. layout	- Scale:	1:100 @ A3 1:50 @ A1
PL 13 D	- ELEVATIONS	- Prop. layout	- Scale:	1:100 @ A3 1:50 @ A1
PL 14 C	- CROSS SECTION A - A	- Prop. layout	- Scale:	1:100 @ A3 1:50 @ A1