



## 1.0 Introduction

This document has been prepared on behalf of the applicant to describe the explain the design ideas and rationale behind the changes for 11a Parkhill Road in this planning application.

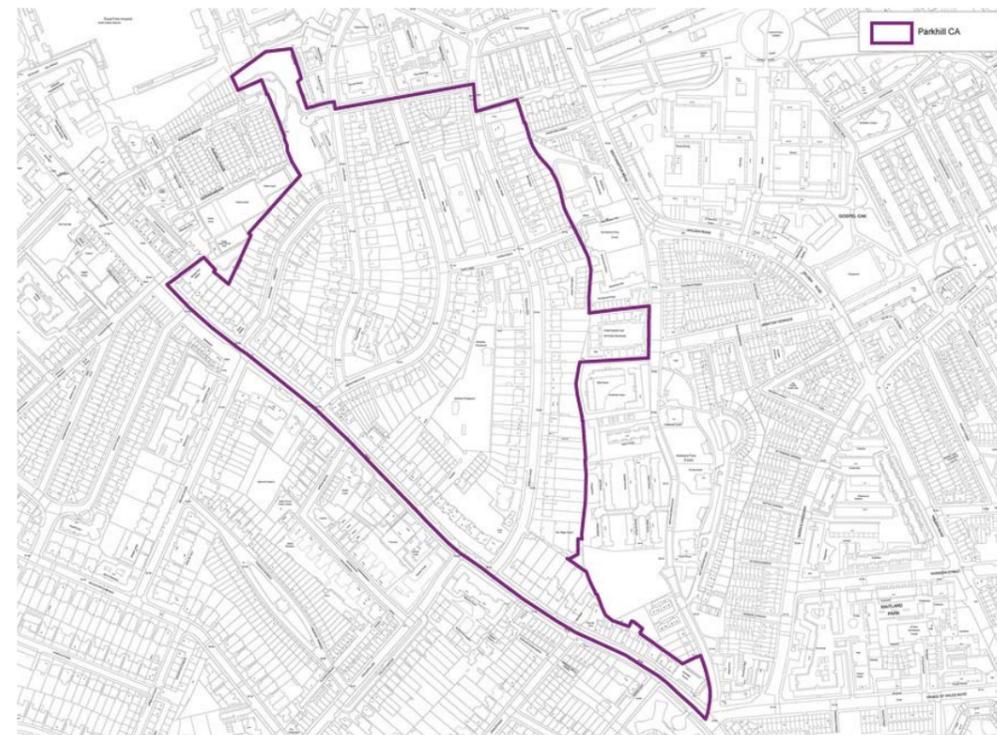
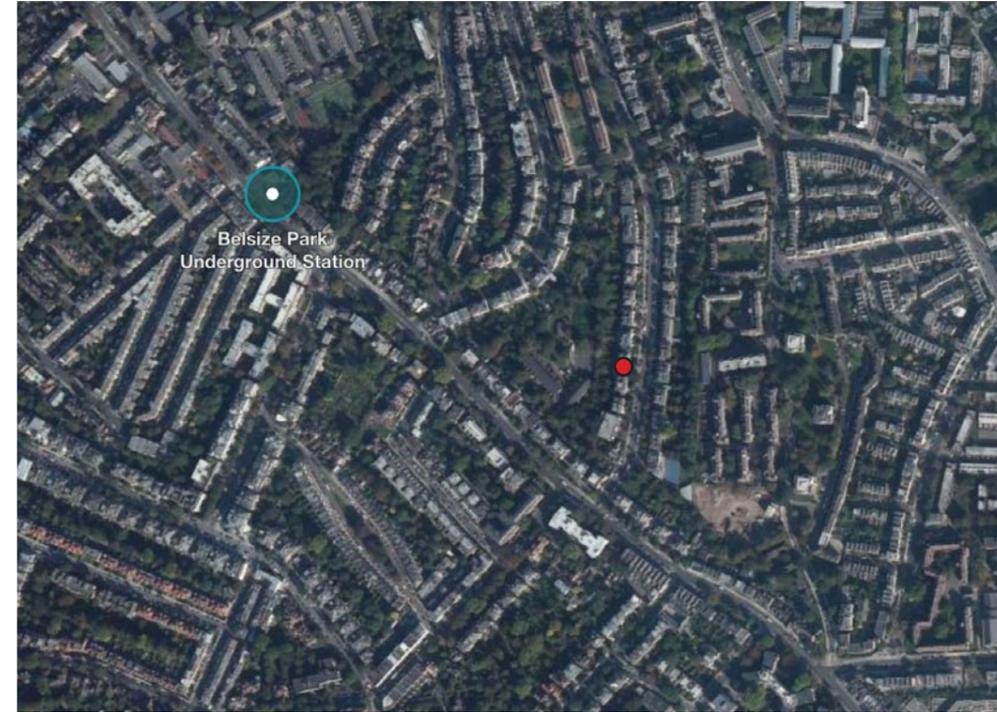
11a Parkhill Road is located in the Borough of Camden.

## 2.0 Location

The property is located within Parkhill and Upper Park Conservation Area.

Parkhill Road is lined with 4 storey Victorian semi-detached house, with raised ground floors and columned porches. Over the 20th Century infill developments have be built with very few gaps now remaining.

Belsize Park underground station is within 5 minutes walk of the property



## 3.0 Description of the Property

### Heritage

This Victorian building is not listed but is noted in the Conservation Area Appraisal and Management Strategy as making a positive contribution to the area. The property is a former home and working studio of the sculptor Henry Moore. The property is a 19th century studio extension to the main residence of 11 Park Hill Road. The application does not propose any change of use.

### Aspect

The property is east facing with the rear of the property and garden west facing.

### Entry and Approach

Entry to the house is via a metal grated stair down the side of the main house, the inner porch is cramped and the glazed leaking roof is in a state of disrepair.

### The Ground Floor

The Ground Floor of the former studio benefits from 3.8m high ceilings and is open plan from front elevation to rear. The kitchen is at the front under the stair to the upper level but is comparatively small for a 3 bedroom property. A small living space and dining area is set out at in the middle and rear of the space within a large projecting bay window. A single door leads out on to a small external terrace.

### Bay window

The projecting large bay window at the rear of the property provides ample daylighting to the space but the high sill levels (1400mm from FFL) visually disconnect the space from the beautiful green surroundings of the ParkHill area. Combined with the high ceilings in the space, the living space feels enclosed and slightly oppressive.

### Lower Ground

The lower ground level is accessed by a stair in the middle of the plan created when the property was previously extended.

### Accommodation includes two bedrooms, a bathroom and storage.

The ceilings to the lower ground space are low at 2.1m and the small extension to the rear offers little capacity for natural daylighting deep in to the plan.

The previous extension at Lower Ground is 2.5m deep by 3.7m wide and creates a small terrace at ground level with a timber stair down to a sunken garden. The extension is finished in render painted white with opaque glass balustrades. Overall the extension is not in keeping with the quality and style of the original studio and offers minimal usable space due to its size



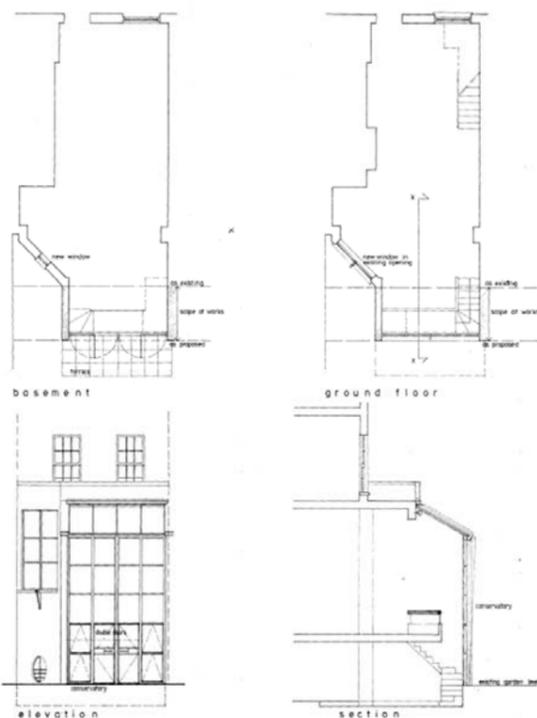
## 4.0 Planning History

### 2006/1587/P

The property was extended at rear basement in 2006 creating an additional room and an external terrace at ground level. The terrace is accessed via a single door out of the living space. An external stair links the terrace with the garden.

### PL/8905761/R1

Records show that prior to the 2006 planning application which was granted and constructed, there was a previous application granted in 1989. This application proposed a double storey glazed rear façade.



Application PL/8905761/R1



Above: View of rear of property prior to extension of No. 11 and No. 11a (Right)  
Below: Photographs of 2006 extension to 11a



## 5.0 Relevant Planning Policy

Parkhill and Upper Park Conservation Area Appraisal and Management Strategy

The relevant policy that support the Local Development Framework and the Core Strategy for material consideration in planning decision:

- CPG 1 Design
- CPG 2: Housing
- CPG: Basements
- CPG 6: Amenity

## 6.0 Planning Precedent

2015/1429/P:

9 Parkhill Road London, NW3 2YH

For the Conversion of 2 bedroom flat and studio into a 2 bedroom maisonette and a 2 bedroom dwelling; lower ground and ground floor level rear extension; creation of ground floor rear terrace; sunken front access and associated internal and external works to the building.

2015/2375/P

11B Parkhill Road London, NW3 2YH

For the erection of single-storey lower ground floor extension and rear window alterations

## 7.0 Pre-application Submission

A pre-application was submitted on the 30th November 2017. A site visit was made with the planning officer in January 2018.

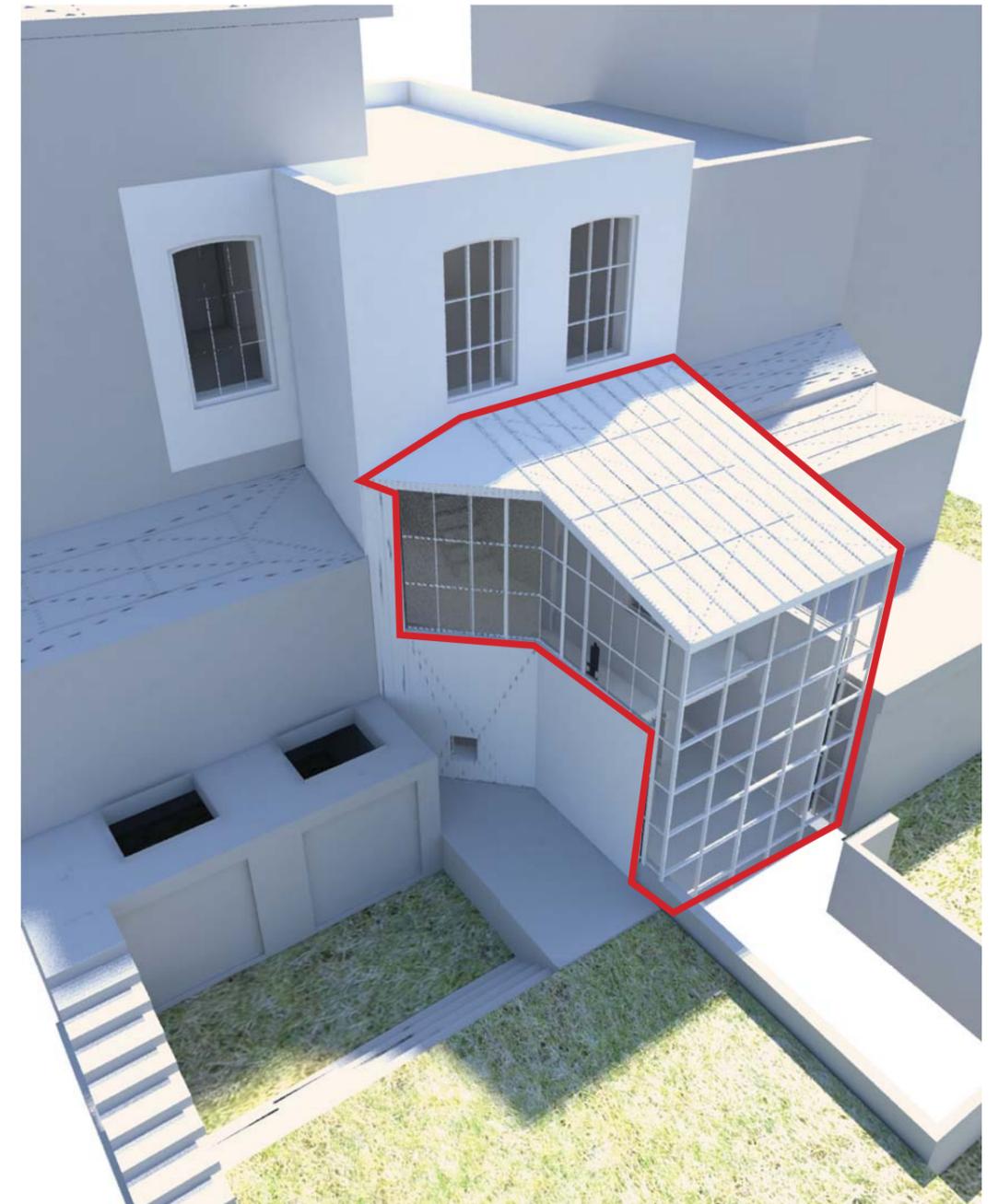
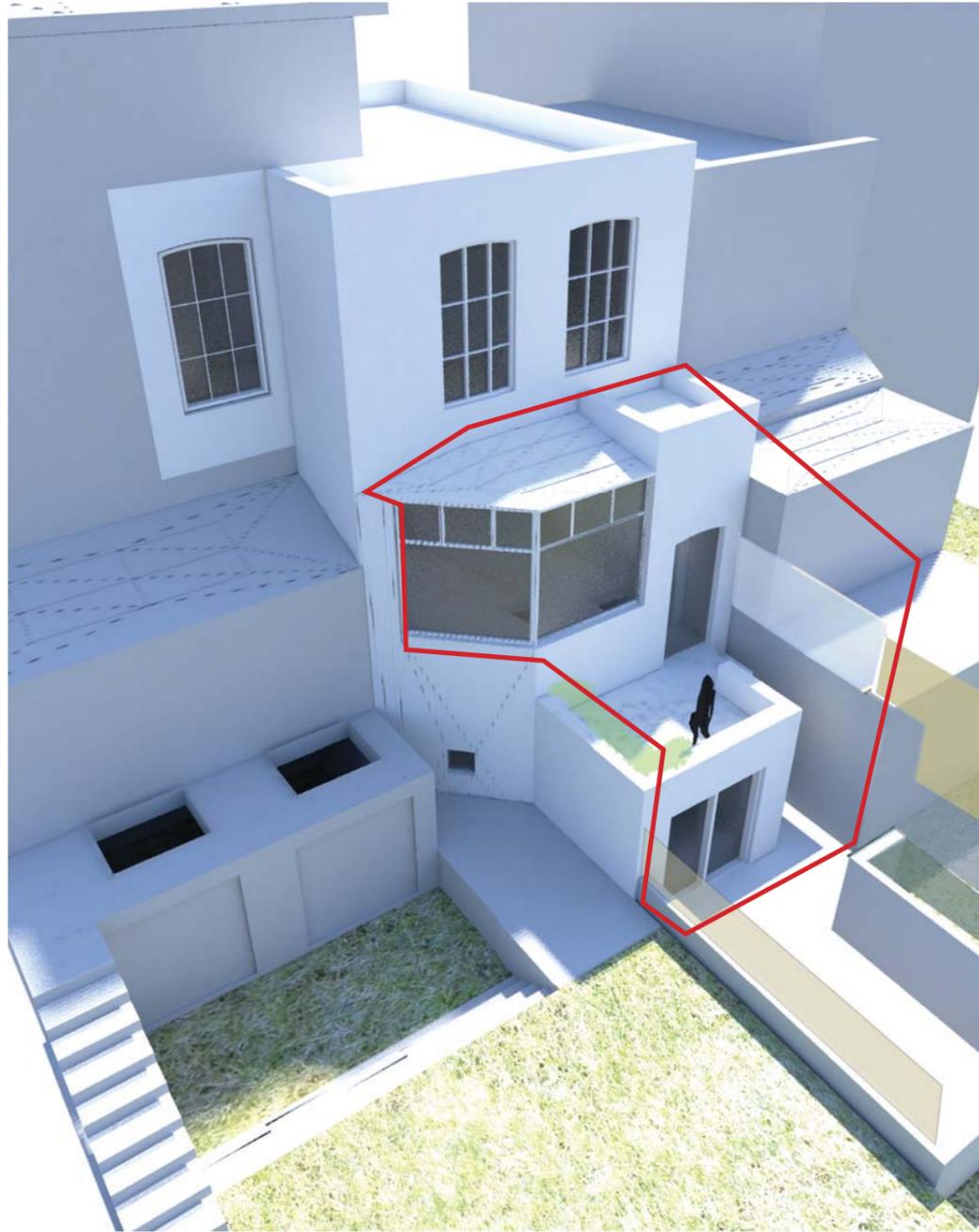
The pre-application proposal was to extend the rear extension 1m out to the rear and 3.8 metres in height. Additionally, to create a front lower ground/basement extension which would protrude above grade by circa 1.2m.

Comments were returned from LBC; 06/02/2018, REF: 2017/6697/PRE

The main comments of concern on this former proposal were:

- *The scale, depth and design was considered to harm the character of this positive contributor and the setting of the conservation area.*
- *The glazing is considered to be excessive and harms the character of the host property, conservation and the amenity of the neighbouring properties as it further exacerbates issues of overlooking and loss of privacy.*

Since this application the design has been revised to eliminate the proposed massing at the rear and better consider the potential overlooking issues.



Scheme submitted for pre-application advice

## 8.0 The Proposed Design

The proposal seeks to reorganise the layout of the house to enable a better flow between levels and improve the quality of the existing extension, bringing it more in line with the quality of the main house.

The owner wishes to create a larger kitchen whilst creating both dining and living space on the ground floor.

Without support to extend the rear of the ground level (see pre planning meeting notes, 06/02/2018 REF 2017/6697/PRE) the proposal seeks to resolve the above requirements by moving the lower ground stair to the angled nook at the rear of the house, enabling more flexible space on ground level.

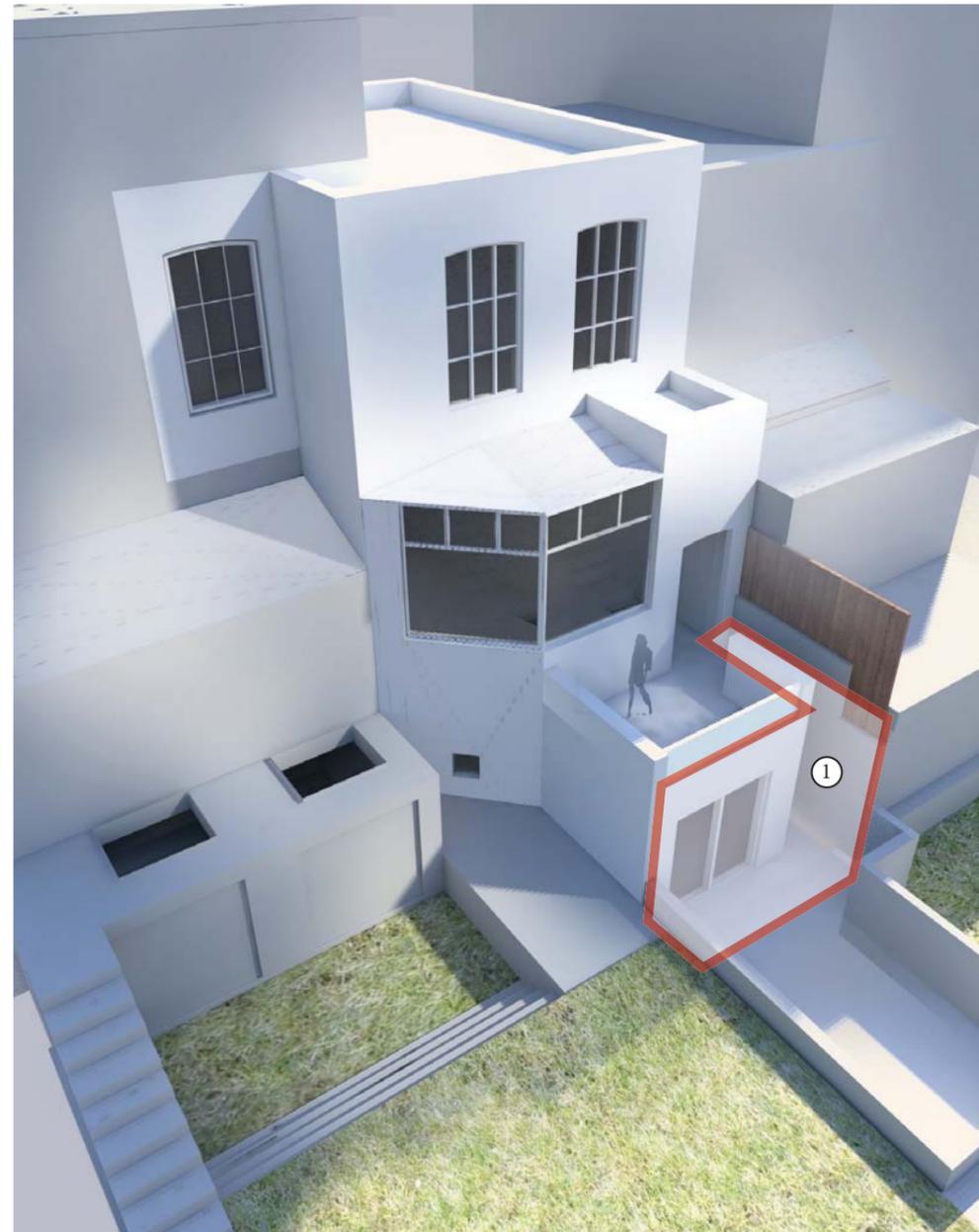
Moving the stair to this location has the added affect of visually separating the living space from the potential overlooking issue of the neighbouring garden at No.11. Furthermore it brings natural light into the deepest part of the lower ground plan.

The kitchen dining is moved to the rear of the plan where the property is widest and to better connect the interior with the exterior and allow access to the terrace.

The existing extension to the rear is to be widened (900mm) in the space currently occupied by the external stair between terrace and garden. The extension is also to be lengthened to align with the neighbouring extension.

The current full height glazing to the lower ground extension is to be replaced and expanded to the full width of the rear wall.

A skylight aligned with the existing rear door location is to replace the stair, bringing more light into the lower ground.



**Existing Rear Condition**

1. Proposed massing extension to lower ground floor



**Proposed Rear Solution**

1. Ground floor massing remains as existing  
 2. Lower ground floor extended out in-line with the building line of adjoining property (no. 9)  
 3. Windows replace as crissal windows (as original studio windows in 1935).  
 4. Cill lowered to create glazed door to terrace.  
 5. Existing door opening becomes glazed window aligned with main window  
 6. Glazed skylight aligned with window to improve natural lighting in the lower ground.

## Character

Careful consideration has been paid not detract from the character of the rear of the house by ensuring the new alterations are secondary to the main house and enhance the character.

The proposed extension is modest in scale, altering only the lower ground extension and maintaining the geometry of the original building.

In order to improve the terrace and connection from the living space, the proposal is to drop the window cill to one of the glazed screens in the large corner window on the rear elevation and create a glazed door to access the terrace. The other cill to this window is to remain at 1400mm.

Concern was raised in the pre planning report that 'excessive glazing' to the rear, would harm the character of the property. This comment is noted, as such the glazing remains within the existing structural opening locations and the wall and height of screening to the terrace remains at 1400mm, so the new glazed door will not be visible from the surrounding properties and the existing appearance of the property will remain largely unchanged.

Site lines have been taken from the neighbouring properties to respect the pattern of the adjoining properties.



### Existing

View of proposal from number 11's

1. Number 11 Park Hill Road
2. Number 9 Park Hill Road
3. Existing extension
4. Existing Screening conditions



### Proposed

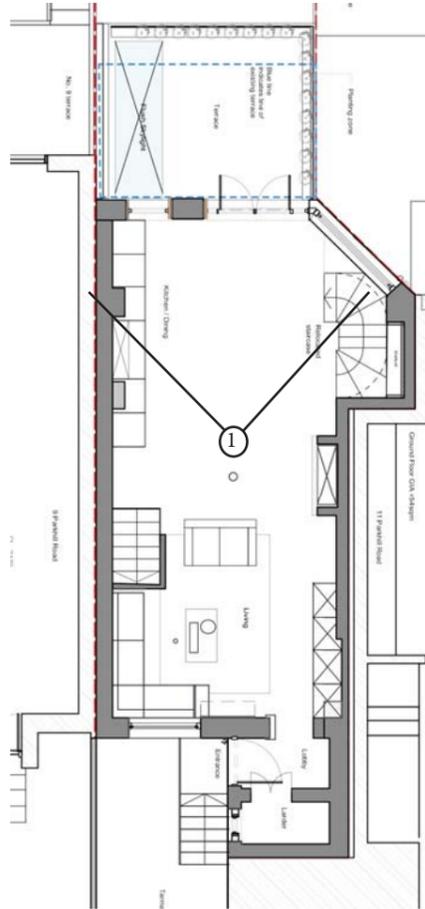
View of proposal from number 11's garden.

1. Cill remains at 1400mm above FFL
2. Dropped cill and glazed door not visible from neighbouring garden
3. Existing screening at LG remains

## Privacy

Concern was raised in the pre planning report that overlooking of the neighbouring property (No.11) was currently an issue with the siting of the existing 11A property and this problem should not be exacerbated.

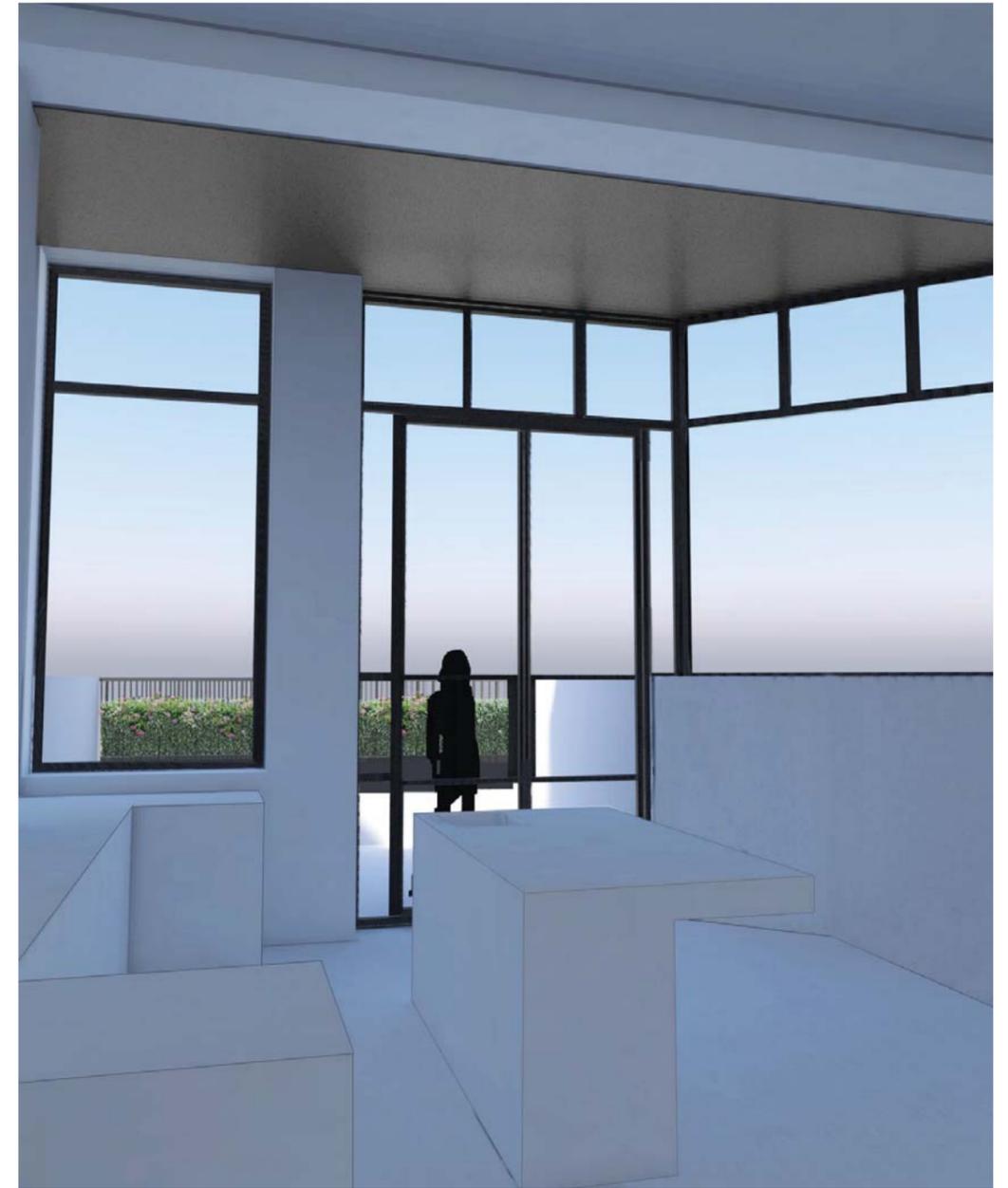
As the proposed internal view shows, (Image 3) with the side window sill remaining at 1400mm above FFL and the side wall to the terrace remaining at the current height (with planting on top) - the proposed condition should be no worse than the current condition.



1. Existing view from living space to rear windows



2. Existing overlooking of neighbouring garden



3. Proposed internal view onto terrace. The high cill preventing overlooking to the neighbouring property

## 9.0 Materials

### Materials

The choice of materials has been driven by the heritage of the building and the surrounding context, as well as the clients' desire to pay homage to the artist Henry Moore.

Henry Moore, the original studio's owner, was an English artist and is best known for his semi-abstract monumental bronze sculptures which are located around the world as public works of art.

He produced sculptures increasingly by modelling, working out the shape in clay or plaster before casting the final work in bronze. This technique gives his work an organic feeling. In addition to working in bronze, his sculptures are carved from Portland stone.

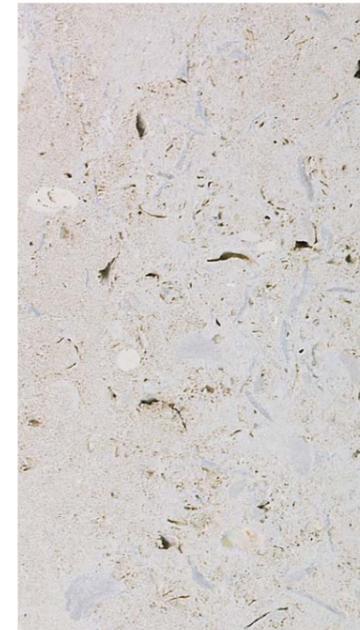
The desire is for the proposal to implement sensitive additions of bronze and Portland stone to draw on the historic reference of the building, while maintaining the rustic character of the property.

A Portland stone tile is being considered for the terrace deck and lower garden. A render to match will be used to the rear elevation. The white colour will help tie in with the neighbouring properties.

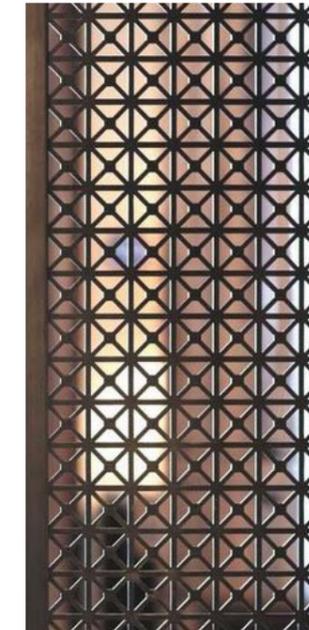
Bronze crittal window frames and balustrade are being considered for the rear window, door and terrace.



Henry Moore in the studio at 11A Parkhill Road, 1934



Portland Stone render or rear Extension



Bronze cut screen for front door side panel



Interior features to reflect the exterior character



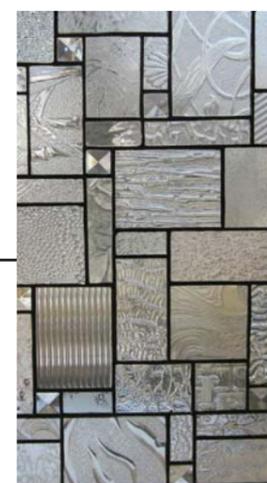
Bronze sculpture by Henry Moore



Box hedge planting used for screening



Planting used for screening



Example of a feature window Existing brick colour



Large Crittal windows

Metal balustrade with planting



Rear extension - Portland stone render, bronze and Crittal style windows

