

October 2016



**Ground Floor
& Garage Storage
5 Parkhill Rd,**

**ANDREW
COWAN
ARCHITECTS
RIBA**

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1.0 Introduction

Andrew Cowan Architects has produced this report on behalf of our client

It aims to describe the scheme design for proposed alterations to Ground Floor, 5 Parkhill Rd, NW3 2YH in support of our planning application made to Camden council

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2.0 Design Statement

2.1 Building Analysis & Context

The site lies within the Parkhill conservation area. The existing building is split into multiple self contained flats and this application relates to the ground floor garden flat only. It consists of a sitting room, kitchen, a master bedroom with an en-suite and another bedroom. There is garage at ground level which is used for storage. The property is accessed via the front yard which is shared amenity; no works are proposed to the front area of the property.

There is a lower ground floor flat and the upper floors contain flats 2 and 3 but these do not form a part of this planning application.

Analysis of Context

Parkhill road sits within Parkhill and Upper Park Conservation area which is in the centre of the Borough of Camden. The Curving streets radiate uphill from Haverstock Hill, The character of the area is defined by the detached and semi-detached houses laid out from 1850 in the Italianate style, late Victorian red brick period houses, Garden Suburb style and 1930s modernism. The primary use of the area remains as residential.

Parkhill Road is essentially lined with tall four-storey Victorian semi-detached houses, built by William Lund, who lived at Lawn Road, in 1864,.

Blocks of flats have been inserted in different places along the street (probably due to bomb damage). Most of the infill development dates from the late twentieth century with varied results. Very few gaps remain.

Planning Policy

This statement seeks to demonstrate that the application accords with national and local planning policies and supplementary guidance notes relevant to developments within a Conservation Area including:

National Planning Policy Framework 2012

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The London Plan March 2016

LDF Core Strategy

CS5 (Managing the impact of growth and development)
CS14 (Promoting high quality places and conserving our heritage)

LDF Development Policies

DP24 (Securing high quality design)
DP25 (Conserving Camden's heritage)
DP26 (Managing the impact of development on occupiers and neighbours)

Camden Planning Guidance 2011/2015

CPG1 (Design)
CPG6 (Amenity)

Parkhill Conservation Area Character Appraisal and Management Strategy (2011)

2.2 Design Principles of the Proposal

2.2.1

The intention is to submit a full planning application for the refurbishment of an 1880's Victorian terrace house at ground floor and part first floor of 5 Parkhill Rd. The work involves internal refurbishments and alterations, the erection of an infill side and rear extension at ground floor, lower ground and upper ground levels.

2.2.2

To bring more natural daylight and ventilation into the house and provide more space and better circulation for the family.

2.2.3

The improvement and updating of the bedroom areas and toilets to meet contemporary needs.

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2.2.4 Side Extension :

b) The roof line of the new side extension at the front (street facade) will be at the same height as the existing at 7 Parkhill Rd, and complies with current design guidelines and policies.

The front elevation will align with the front of the existing adjacent side extension of 7 Parkhill Rd. which in turn is set back from the main frontages of the houses on both side.

c) The west garden facade is in line with and also set back from the west stepped facade of the adjacent property which is orientated away (towards north west) from the proposed extension.

d) Mezzanine: A new mezzanine is proposed to take advantage of the high room heights within the allowable heights of the current design guidelines and the configuration of the existing property.

2.2.4

In preparing the design for this home, we have maintained as much of the existing character as possible. We have taken into careful consideration the house's immediate context and surrounding are Conservation Area and are aware of the relevant planning policies as well as local guidelines.

2.2.5

The majority of the houses comprise typical, three to four storey terrace houses of yellow London stock brick. The houses have two storey bay projections and pitched roofs. Many of these houses have been modified over the years, in particular, with similar side-returns and back-extensions as proposed here.

2.3 Building Layout.

The proposed layout of the building maintains the overall original building layout with alterations which respond to current needs.

2.4 Materials

In keeping with the existing.

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2.5 Landscaping: there will be a new planter at the SE coener of the new garage extension. It will create a transition to the entrance of the lower ground flat at No.5 Parkhill Rd.

2.6 Historic Fabric Statement

The building is not listed but as it is in the Conservation Area care has been taken to retain original features to the street Elevations.

2.7 Daylight & Sunlight Statement

The proposed construction will allow daylight/sunlight to adjoining properties neighbouring properties. There are existing windows on the north facade of the 5 Parkhill Rd which will not be obstructed by the new extension. Behind W1 is a non-habitable kitchen space, Behind W2,W3 is a communal stairway and W4 is at high level. Roof lights W7 on No.7 Parkhill Road allow light into the upper area of the general living area which is mostly light by the windows on the front and rear elevations.

A) Street views-sight lines: The new skighlights and vertical glazing will not be seen from the street. See site lines V1,V2,V3. The roof skylight or any part of the building can not be seen from the back of pavement across the street from any view.

B) No.5 /7 Party Wall:

Existing Windows W5,W6 will be removed from the Party Wall adjoining No.7 Parkhill Rd which will allow the existing roof lightwell in the extension of 7 Parkhill Rd to be eliminated. It is at the neighbour's discretion.

2.7.1 New glazing: Two new skylights at the rear of the side extension are positioned and orientated so as to prevent light spillage to neighbouring properties.

2.8 Acoustic Statement

No air conditioning units are included in the proposals.

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2.9 Site Waste Management Statement

Care will be taken during construction to reduce the impact on the neighbourhood. When appointed, the contractor will produce a site waste management strategy report for the works.

3.0 Access Statement

3.1. Access Within the Building: To simplify the internal circulation. Bedroom 1 will be accessible from the street level by wheelchair.

3.2 The main access remains via the front street level on Parkhill Rd.

3.1 Vehicular and Transport Links

Vehicular access to the site is unchanged.

4.1 Measures taken to reduce impact on your neighbours considering shadowing/ lighting/ visibility/ proximity/ overbearing/ noise issues

The works are within the guidelines of the policy. See above

There is no access to the proposed roof area except for maintenance. Proposed roof lights will have privacy louvred screens and proposed vertical glazing will have translucent finish.

Windows in adjacent properties taken into account specifically:

W1: kitchen/non-habitable area

W2: small lower portion of existing stair window that allows some light into the hall ceiling.

W3: Common Stair

W4: WC

W5: Roof light in addition to front and rear windows/glazed doors.

W6: existing windows in the PW to be removed.

There will be no issues of privacy, noise or overlooking.

4.2 Relationship to the Existing Building

The proposed extension is the same height as the neighbour's side

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extension and in keeping with the heights of the side extensions in the area.

This will provide improved family amenity spaces through added natural cross ventilation and daylight to the interior of the house through the front and side windows.

4.3 Impact on the street scene

The proposed side extension will be smaller than many existing side extensions on the street.

4.4 Sustainability

All new windows and external doors will be double glazed using low emissivity glass for greater retention of heat. The new openable wall glazing will allow for good cross-ventilation through the ground floor.

4.5 Waste and Recycling

As per existing in the front courtyard vaults.

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