



Design, Access and Heritage Statement
21st June 2018

30A Parkhill Road, London, NW3 2YP

Job no.: 1604

Introduction and context

30A Parkhill Road is an infill house built in 1984. The buildings on Parkhill Road comprise a sequence of semi-detached Victorian villas (built in 1856) with a number of more modern residential buildings and smaller infill houses (of which 30A is one). There are small gardens between the front of the houses and the road and larger gardens to the rear. A number of houses have extensions or independent small buildings in the rear gardens.

The site is in the Parkhill Conservation Area. Neither No 30A nor any of the neighbouring buildings is Listed. The area is notable for its “long gardens which collectively make up a green oasis behind the street fronts” (source: Parkhill and Upper Park Conservation Area Appraisal and Management Strategy, Camden)

Relevant policies:

This proposal has been developed with consideration of the Parkhill and Upper Park Conservation Area Appraisal and Management Strategy and also the Camden Local Plan Adoption Version June 2017, policies:

- A1, Managing the impact of development
- A3, Biodiversity
- D1, Design
- D2, Heritage
- CC1, Climate change mitigation
- CC2, Adapting to climate change

Existing house:

No 30A is a small modern house on two floors designed by Richard Nightingale (Cullum and Nightingale Architects). The house (referred to as ‘Nightingale House’ by the press) has been extensively published in the local, national and international press (including *Ham and High*, *Daily Telegraph*, *Independent*, *Financial Times*, *Architects’ Journal*, *Interni* magazine etc) and features in the *Pevsner Architectural Guide to the Buildings of England (London – North*, Nikolaus Pevsner and Bridget Cherry). The house has been frequently open to the public – both for specialist architectural tours and on London Open House days.

The current applicant is the architect and original owner of the property.

Need:

The existing building provides a kitchen and open-plan living space on the ground floor with bedroom, small bathroom and gallery on the first floor. There is an increasingly urgent need for additional space including working (studio) space and facilities for the disabled and elderly – including a toilet and washing facilities on the ground floor.



Design Proposal:

(Policies A1, A3 & D1)

The intention is to build a low lying studio with washing facilities and storage at the bottom of the garden linked to the existing house by a lightweight glazed walkway along the line of the existing southern boundary fence. The proposal takes advantage of the fact that, while the house is very small, the garden is quite large and is surrounded by high walls/fences and existing vegetation.

The proposal is designed to:

- Provide much needed accessible amenity for the occupants of 30A Parkhill Road.
- Improve the visual connection and access between the home and the garden
- Remove the existing obsolete external staircase
- Develop a more biodiverse and environmentally resilient garden by introducing a wider variety of habitats
- Use the vegetation, brickwork and timber fencing of adjacent gardens as inspiration for creating an occupied garden wall both in scale and materiality
- Improve the energy performance of the existing
- Protect existing trees – including an existing magnolia which will be enabled to grow through the proposed extension.
- Improve the quality of boundary walls by replacing timber fences with brick walls.

With a green roof and support for climbing plants the proposal will be absorbed into the surrounding landscape, becoming a living wall for flora, fauna and the occupants within. Green roofs will not only minimise the visual impact of the building externally but mitigate water run-off and reduce the risks of flooding. By encouraging plants to grow over the building the design helps create a unique connection between the internal and external spaces, with plants growing over the windows and an existing tree passing through the internal walkway space and out through the roof.

Sweet chestnut timber structure and cladding will reflect the language of sheds and timber trellises found in neighbouring properties and is designed so that it will minimise the visual impact of the building and merge with the surrounding context.

The particular location of the site means that the proposed building will not overlook any neighbouring properties nor will it affect neighbours' daylight, sunlight, outlook, or privacy, protecting their existing amenity. Shading, blinds and low directed lighting will be used to minimise the risk of light pollution at night. Indeed, due to its particular situation hidden in the end of the garden surrounded by vegetation and existing trees the new extension will be largely hidden from adjacent properties and thus will not affect the quality or appearance of the existing garden setting in this conservation area.

Environmental:

(Policies CCI & CC2)

The extension has been designed to minimise energy use and corresponding CO₂ emissions, with habitable parts constructed with high standards of insulation and airtightness to reduce heat loss by 50% compared with current building regulations requirements.

- The shower and WC will be provided with demand controlled mechanical ventilation incorporating heat reclaim. All other spaces will be naturally ventilated by opening windows and roof lights.
- Space heating and hot water will be provided by direct point of use electric heating. All fixed electrical appliances will be selected to be A rated or better.
- Though most of the roof of the existing house is overshadowed, it is proposed that solar panels be mounted at the western end of the roof, concealed behind the existing parapet, to reduce energy consumption.
- The glazed link will be provided with background heating only to control condensation.
- The walls of the existing house are uninsulated. The glazed link will enclose approximately 50% of the rear wall and will therefore reduce the heat loss from this element significantly.
- The proposed extension does not reduce the extent of existing green space as all new roof areas will be planted. The planted roofs will provide attenuation for rainwater during storm conditions and excess rainwater will be dissipated into the ground via a suitably sized soak away to be installed in the remaining garden area.



Access

Access from the public highway to the building will not be changed.

Heritage

(Policy D2)

The front elevation and the appearance of the building from Parkhill Road will be remain unchanged.

The design aims to reflect the scale and materiality of the garden landscape whilst not competing with the main houses or disturbing their rhythm or roof line. The use of a 'habitat' green roof (ie wild natural planting) over the studio will reinforce the 'green oasis' character of the back gardens of Parkhill Road and will enhance biodiversity.

By using a distinct contextual material palette, the proposal aims to be become a new layer in the history of the site beyond the original 19th Century villa, the 1984 house and the neighbouring 2007 ground floor extension. In keeping with the recognised architectural quality of the rest of the property the extension will be finely detailed and built with high quality materials.

Planning history

30 Parkhill Rd

2006/2691/P – 19.06.06 - Construction of extension at basement and ground floor level to rear of flats. Granted.

9360171 – 23.12.93 – The removal of the central valley roof and alterations to existing roof to provide concealed terrace as shown on drawings. Granted.

9301630 – 23.12.93 – The partial removal of central valley of roof and alterations to existing roof to provide concealed terrace as shown on drawings. Granted with conditions.

8601356 – 22.07.86 – The continued use of the lower ground floor as a self-contained flat as revised on the 14th August 1986 as shown on drawings. Granted.

CTP/G9/4/20/33921 – 24.03.83 – The formation of a self-contained flat on each of the 1st and 2nd floors. Granted.
30A Parkhill Rd

8400219 – 01.02.84 – Erection of a two storey side extension to form a separate dwelling house. Granted.

Precedents:

Local:

- 8 Parkhill Road. Charles Khoo Architects. Precedent of garden room with green roof (on Parkhill Rd).
- 74 & 76 Parkhill Road. Various precedent for expansions into rear garden.

London:

- 200 Jubilee Street, Whitechapel. 6a Architects. Precedent of ground floor extension following length of garden boundary wall forming an extension to existing Listed (Grade II) terraced house.