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DESIGN AND ACCESS STATEMENT

for

PROJECT	TOP FLAT 77 PARLIAMENT HILL LONDON NW3 2TH
CLIENT	CAPLAN
DATE	15 January 2015
FILE REF rev	400/14 -

INTRODUCTION

This statement has been prepared in support of an application for planning permission for the extension of the top floor flat at 77 Parliament Hill.

DESIGN STATEMENT

EXISTING SITE AND SURROUNDING AREA

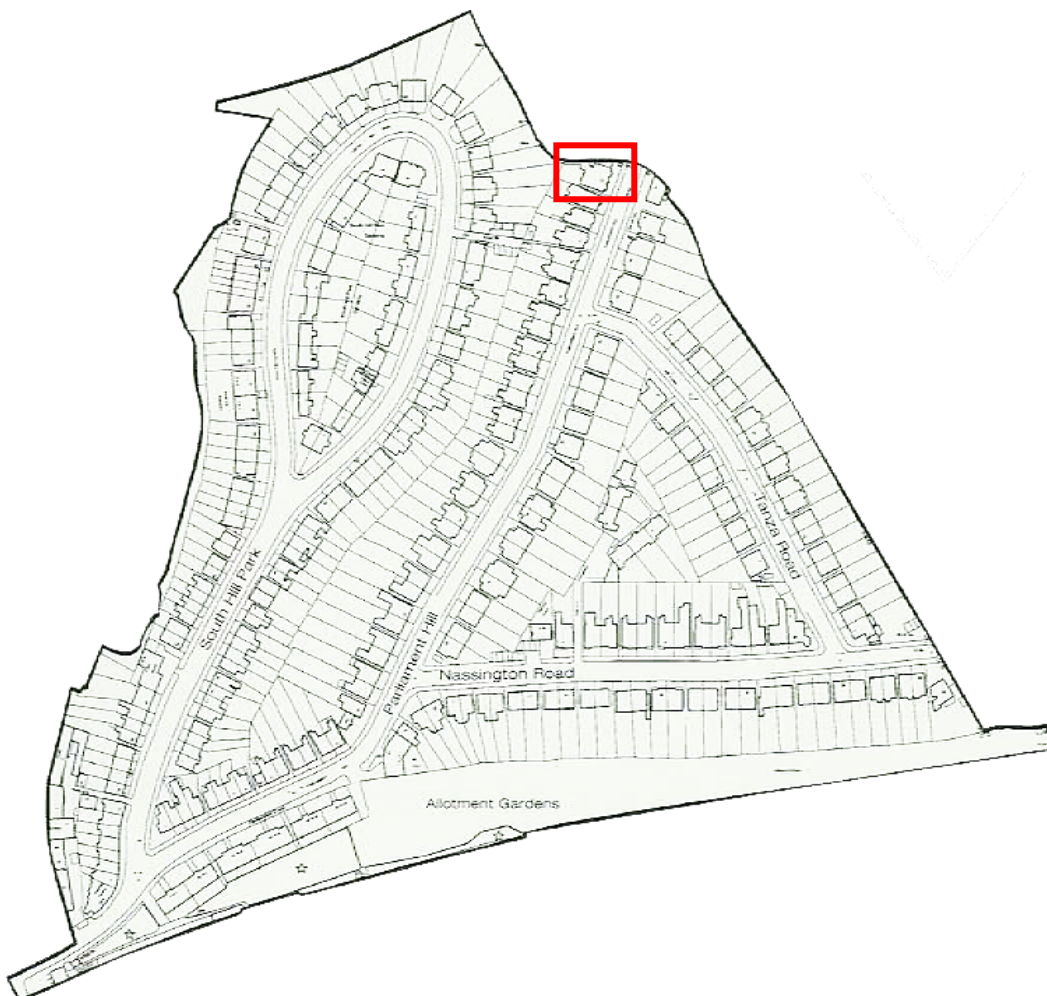
No.77 sits at the very top of the hill adjacent to Hampstead Heath.

The applicant is the owner of the top floor unit.

The top end of Parliament Hill is characterised by large semi-detached and detached houses in the Victorian Gothic Revival style finished in dark red coloured brick with canted bays at ground and first floor level to the front facade and largely steep pitched slate clad roofs.

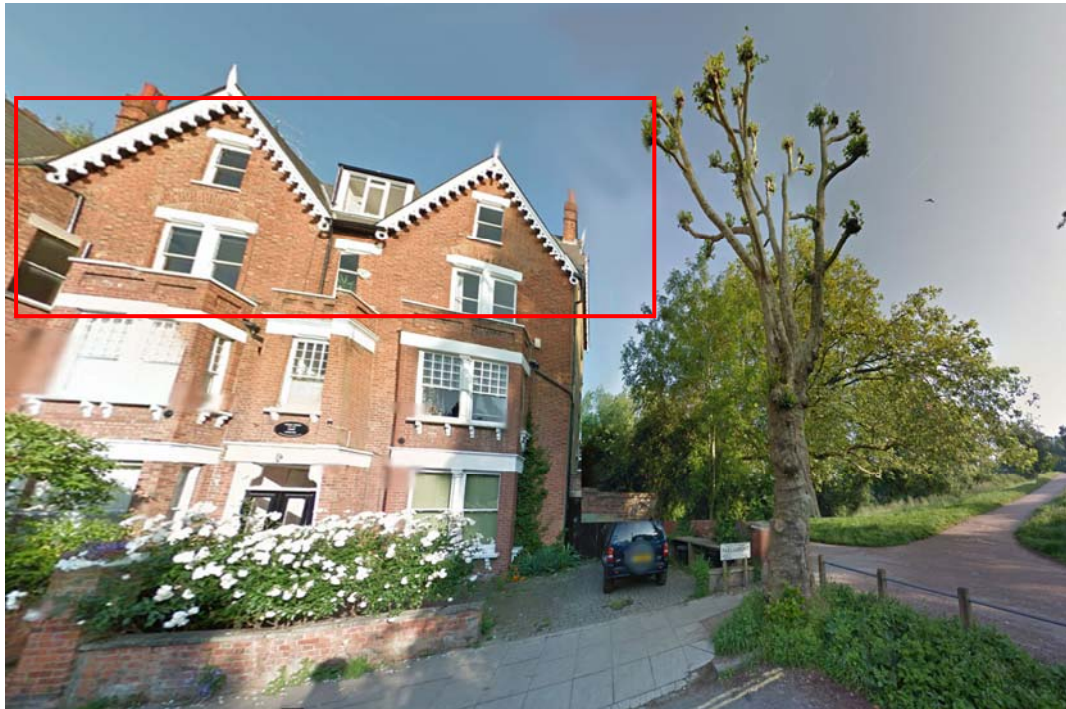
The application site is within the South Hill Park Conservation Area and while the building is not listed. No.77, along with most others on Parliament Hill, is noted in the conservation area document as making a positive contribution to the character and appearance of the area.

Map of South Hill Park Conservation Area



EXISTING ELEVATIONS

Front Elevation- View from Parliament Hill



Side Elevation - View from Hampstead Heath



Rear Elevation - View from roof terrace of existing extension



Rear Elevation - View of roof terrace (panoramic view from chimney breast)



DESIGN

The main objective of this application is to seek to reconfigure the existing second and third flat with an open plan third floor integrated dining and living space with access to the rear roof terrace. The application includes for rebuilding and extending the rear extension as per a previously approved application. The application was approved in 2009 and has since lapsed.

The extension has been designed to be secondary to the building, using materials that relate to the character and appearance of the building and the area. The extension remains subordinate to the original building.

In addition the application has included a glass balustrade to the inside edge of the roof terrace. The concept is to maintain the existing visual appearance of the roof terrace by maintaining and in areas reinstating the existing metal railing but includes the glass balustrade to reduce the risk of falling to meet current Building Regulation standards.

The proposals take into consideration the existing materials and previously approved alterations and extension and with regards to the conservation area.

- The proposed extension will be finished in lead roofing. The durability and weathering of the lead have been taken into consideration.
- The proposed folding sliding windows will be timber framed and painted white in keeping with the other windows in the building.
- The proposed new window to the side elevation will match the style of the originals but will have obscured glazing for privacy.
- The new glazed doors to the front elevation will match existing i.e. painted timber framed.
- The side wall will be built up out of brick to match the existing. The current wall is in need of repair and the fence panel hides a simple handrail which needs to be removed. The windows in the elevation of the neighbouring property do not appear to be to habitable rooms.



RELEVANT STRATEGIES AND POLICIES

The following strategies and policies have been referenced and were considered to be relevant to the proposals submitted.

B1	General Design Principles	CS14	DP24
B3	Alterations and Extensions		DP24

RELEVANT PLANNING HISTORY

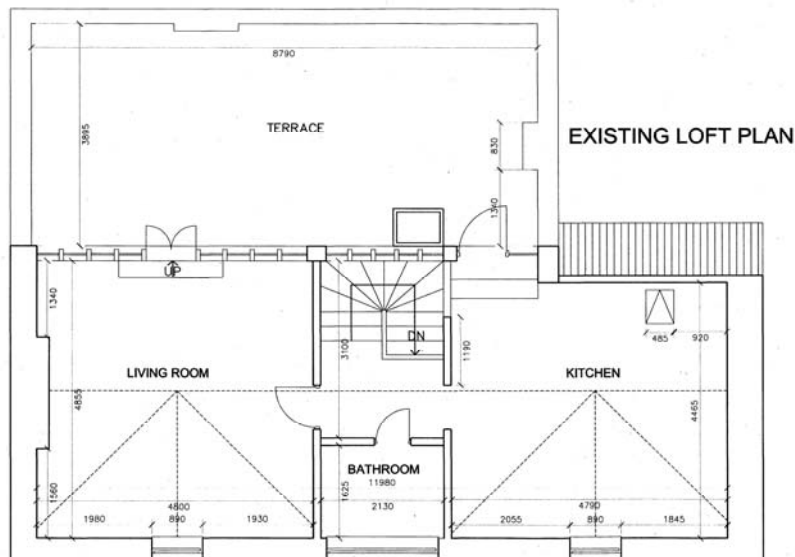
App no.

Details

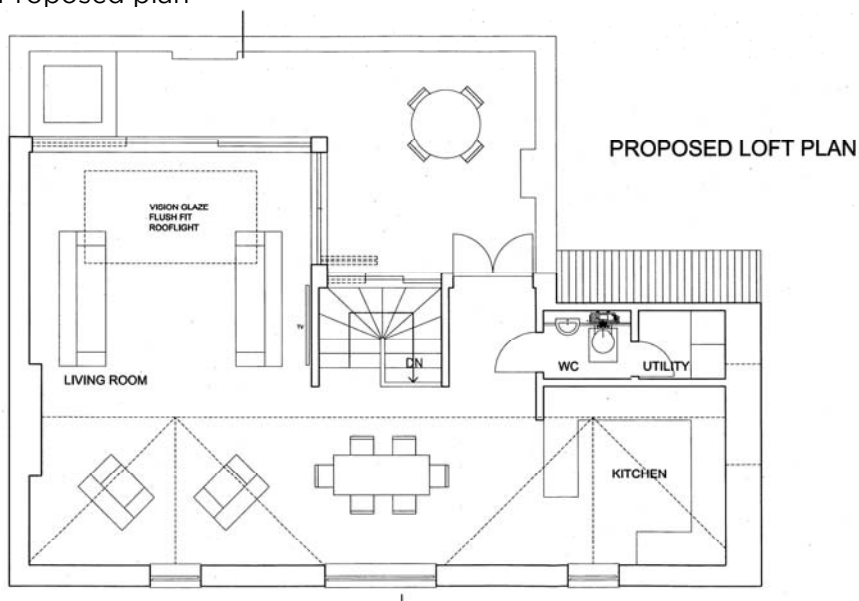
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Erection of enlarged rear roof extension, replacement of window with French doors at front second floor level and various external alterations to elevations in connection with existing second floor/roof level flat (Class C3).

Existing plan



Proposed plan



ACCESS STATEMENT

ACCESS FROM THE STREET

There is controlled parking zone for cars on Parliament Hill, both resident's permit and 'pay and display'.

The building has its only entrance on Parliament Hill.



Existing front access

Access is as existing: from street level with a single step to the front garden and a single step to the building entrance. The property is on split levels.

The refuse collection regime will remain as is currently.

ACCESS WITHIN THE BUILDING

There is an existing communal staircase to the upper level flats from the hallway.

The top floor flat is on the second and third floors. Access to the flat is from the second floor with an internal staircase to the third floor.

There is no access to the rear garden from the top floor flat.

The flat has an existing roof terrace to the rear of the property on the third floor.

EMERGENCY EGRESS FROM PREMISES

As existing.