

SHER + WHITE

14 PARLIAMENT HILL, NW3 2SY

Design & Access Statement



May 2019

Prepared for LB of Camden

Design & Access Statement

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1.0 Existing Building and Surrounding Context:

14 Parliament Hill is located in the South Hill Park Conservation Area.

The northern stretch of Parliament Hill was constructed between 1878 and 1890 in several stages. The house is the north-easternmost of 3 paired semi-detached properties.

Parliament Hill slopes upwards towards the north-east at a gradient of approximately 1 in 10 (5.7°) and the natural gradient of the hillside in the area appears to be similar running north-west into the rear of the properties.

The main house is now split into 2 separate dwellings. There is a self-contained apartment arranged over ground and lower ground floors and, our client's self-contained apartment arranged over first, second and third floors. The units share access via the main front door, and have shared access to the garden.

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2.0 – Planning History

There are 4 planning applications on record for 14 Parliament Hill.

PL/ 2016/1248/P – March 2016:

New side extension at ground floor level with associated hard and soft landscaping works

PL/9100562/R1 4 November 1991

External alterations including creation of a balcony at rear third floor level.

PL/9100513 12 August 1991:

Change of use including works of conversion to form self-contained one bedroom flat on ground floor and one self contained three bedroom maisonette on upper floors.

2009/0553/P 27 April 2009

Alterations and extensions to single family dwelling house (class C3) to include two separate single storey rear extensions (one to include a green roof), a glazed link forming second entrance and alterations to rear French doors.

3.0 – Design statement:

Our client wishes to make internal alterations in order to provide an additional bedrooms for the use of their children. In order to achieve the best layout for the space, some alterations to the existing fenestration, and additional windows are required. These amendments/additions affect 3no. areas of the property.

1. In order to sub-divide the 3rd storey accommodation from one single open-plan bedroom into separate bedrooms for the children it will be necessary to build an internal wall which meets the rear elevation. This will require replacement of the existing rear elevation mansard windows, as described on the attached proposed drawings.
2. In order to maximise the volume at 3rd floor, a mezzanine level is shown, with the addition of new rooflights proposed, to allow for natural daylighting and ventilation.

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3. We are also proposing a new window on the flank wall to allow natural lighting and ventilation of the new hallway/stair to mezzanine level.

4.0 Trees & hedges:

There are no trees or hedges affected by the proposal.

5.0 Access:

There are no proposed changes to the existing access configuration as part of this application.

6.0 Parking:

No changes are proposed to the existing parking allocation on site.

7.0 Sustainability:

The proposals will accord with the current Building Regulations, Part L. The proposed new window units will perform thermally, considerably better than the existing.

8.0 Conclusion:

The replacement rear elevation mansard windows will be in PPC aluminium frames and are intended as an upgrade to the current units, to allow for the revised internal layout. The proposed rooflights are positioned on the rear roof slope and as such are not visible from the street. The new window on the side elevation is intended to match those existing units in design, with the size adjusted to suit the internal layout. The height of the new window is such that it is above the neighbouring property and so, is not considered to affect its amenity.

The proposals have been thoughtfully designed in order to maximise the useful space the current existing envelope houses thus allowing for the comfortable inhabitation and continued use of the owner.

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Appx. A_ Photos



Front Elevation



Rear Elevation