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**DESIGN, ACCESS & HERITAGE STATEMENT
(Full Planning Application)**

Full planning application for the refurbishment and extension of a maisonette at:

20a Parkhill Road, London, NW3 2YN

20003-A30-003

Rev A 21st July 2020
Planning Application Submission

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1.0 INTRODUCTION

This is a pre-application submission to obtain advice regarding proposals for the refurbishment, modification and extension of a residential maisonette property on Parkhill Road, on the borders between Belsize Park, Camden & Hampstead.

2.0 THE EXISTING PROPERTY & CONTEXT

LOCAL AREA CONTEXT

The site is located on Parkhill Road, a predominantly residential street running broadly north-south between Fleet Road and Haverstock Hill in Belsize Park. The property is situated at a mid-point on the eastern side of the street.

20a Parkhill Road is situated just inside the eastern boundary of the Parkhill & Upper Park Conservation Area.

IMMEDIATE CONTEXT

The property sits to the south of an original early Victorian townhouse and is one of a number of 2-3 storey side infill extensions that have been completed in a variety of styles to replace the original coach houses.

20a PARKHILL ROAD, NW3

The property is a one bedroom two storey maisonette accessed from a raised balcony set alongside the original front entrance of 20 Parkhill Road. It is approximately 50sqm and benefits from a 2m deep rear terrace at the lower level.

As viewed from the rear garden the property is substantially tucked in between the masonry flank walls of its immediate neighbours at 18 and 20 Parkhill Road.

The property was constructed in the early/mid 1980's and has undergone very little in the way of refurbishment since this time. It is understood that it may have been empty for a number of years prior to its purchase by the current owner.

As stated it is currently in a poor state of repair and requires a full refurbishment including new services to bring it up to modern standards.

RELEVANT PLANNING HISTORY (2018/0777/P)

In 2018, planning was granted for the reconstruction of the entire side property, including the lower ground floor now in alternative ownership. This included a volume of build set substantially further forward than the existing terrace with an additional balcony set level with the existing rear façade of the adjacent townhouse.

This sets a clear precedent within the Conservation Area for the modest volume of the extension and larger windows that our Applicant is proposing.

LOWER GRD MAISONETTE - 20 PARKHILL ROAD (2018/5411/P)

A refurbishment and extension of the property at the lowest two levels of 20 Parkhill Road is currently in progress and incorporates the store area immediately below 20a Parkhill that formed part of the original build in the 1980s.

Existing photographs with annotation can be found on drgs 20003-3-005 & 006.

3.0 APPLICANT BRIEF

The Applicant has recently purchased the property and is looking to undertake a full refurbishment/modest extension prior to moving into the maisonette on a permanent basis. It will be a permanent home for their own use following their relocation to London.

REAR EXTENSION/FENESTRATION

The Applicant would like to extend the property to the rear at both levels of the property by the same depth as the existing terrace (approx. 2.1m) to provide additional living accommodation at the entrance level of the maisonette.

The Applicant would like to incorporate larger windows to both levels of the rear façade to improve internal lighting and long views to greenery at the rear of the existing gardens without compromising amenity.

RELOCATED TERRACE

On the proposed roof of the new flat below (currently under Construction), the Applicant would like to maintain a 2m deep terrace accessed from the Living Room.

FRONT FAÇADE ALTERATIONS

The Applicant would also like to make minor changes to the front façade to improve its setting next to its immediate neighbours and the Conservation Area as a whole, namely:

Replacement sash windows in a style to match 20 Parkhill Road next door.

Replacement door in a panelled style.

Painted stone features

Replacement of existing window boxes with new to improve the proportion of the existing window openings.

These would be combined with the improvements at the lowest level currently being undertaken by the owners of 20 Parkhill (see elevation drawings)

4.0 THE PROPOSED SCHEME

FORM & MASSING

REAR EXTENSION

The rear extension is proposed as a two storey, flat roofed extension 2.1m deep and set between the existing masonry flank walls of the properties to either side.

GENERAL

With the exception of the rear extension listed above the form and massing of the property will remain as existing.

MATERIALS & FENESTRATION

REAR EXTENSION

The proposed two storey rear extension would be formed with a simple insulated wall running between the two properties on either side clad in vertical timber battens. This avoids the problem of matching a fourth brickwork against the three different types already on show at 18, 20a and 20 Parkhill.

LOWER LEVEL TERRACE

It is proposed to retain a 2m wide terrace to the flat roof of the proposed new extension to the flat below. This will sit broadly in line with the existing terrace of No. 18 (in much the same position as the approved terrace to No. 18). This will be finished with a hardwood timber decking.

FRONT FAÇADE ALTERATIONS

Existing sash windows would be replaced with new in hardwood. These would feature more traditional elements such as traditional beading and horns that are missing on the existing windows.

5.0 NEIGHBOUR AMENITY

REAR EXTENSION

It is believed that the proposed extension to the lower level of the property would not have a material effect on the amenity of either neighbour.

The extension sits well back from the line of the proposed property that received permission under application 2018/0777/P.

RELOCATED TERRACE

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It is believed that the reinstated terrace at lower level would not have a material change on the amenity of the neighbour to 18 Parkhill Road because:

The terrace use has existed since the property was constructed in the 1980s as does the ability to overlook the neighbouring gardens.

The location of the existing maisonette, set well back from properties on both sides reduces sightlines to both gardens.

The lower level terrace will benefit from a solid timber privacy screen to the No. 18 side to avoid overlooking. (Note that the No. 18 neighbour already has a privacy screen of their own)

6.0 PRE-APPLICATION FEEDBACK – 2020/1925/PRE

A planning pre-application was conducted with Camden planning department through an MS Teams meeting with Kristina Smith on 26/05/20.

The following feedback was received in the resultant report dated 29/05/20. Our responses to this feedback are indicated in italics.

Generally, the massing, materials and detailing of the scheme were considered acceptable particularly in light of the much larger scheme that was granted permission in 2017. Specific key points were raised as follows:

It was considered that the introduction of window boxes to all windows would be too much and that they would only be permitted to the upper ground floor level.

The enclosed plans have followed this advice to only show a window box on the lower level kitchen window and not the upper level windows. This seems to create a better elevation and is more practical for the Client.

Rendering the full front façade was not supported.

This has not been pursued in this application. The lower level will remain rendered as existing but is outside of the scope of this planning application.

The report also suggested that doors to the upper level rear façade should be broken down to create some form of natural hierarchy at the upper level. *For this full application we have not updated the upper level windows noting that no such hierarchy was evident between levels at the rear of the townhouse that received permission on the same site in 2018. Due to the recessed location of our proposals, the fact that the upper level is set back and its part covering by the extended balustrade it is believed that the windows as shown at the upper level will be less prevalent than those at the lower level creating a natural hierarchy.*

7.0 REFUSE STORAGE & COLLECTION

Refuse storage and collection will remain in the front garden as per the existing condition. A new bin storage unit is being constructed as part of the construction works to the garden level flat.

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8.0 WASTE CONNECTION

The soil vent pipe for the existing building will be relocated to the front elevation in line with the change in internal layouts. From there it will be connected to the mains sewer through the existing pipework under the front garden.