

# Carbogno Ceneda Architects

Architecture Design Planning Sustainability Consultancy

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## **DESIGN, PLANNING AND ACCESS STATEMENT**

Supporting the Full Planning for the Erection of two new dormers on the existing roof at Flat 4, No. 46  
Parliament Hill, London, NW3 2TL

March 2021

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## 1.0 INTRODUCTION

- 1.1 This report has been prepared by Carbogno Ceneda Architects Ltd on behalf of Yuiko Kato to accompany the Full Planning Submission for the proposed Erection of Two New Dormers on the existing roof at No. 46 Parliament Hill, London, NW3 2TL.
- 1.2 The proposal is fully illustrated on the scaled drawings submitted with this planning application.

## 2.0 SITE & SURROUNDINGS

- 2.1 The application refers to the top flat's roof (Flat 4) of No. 46 Parliament Hill. As the flat number suggests this is one of 4 Self-contained flats present at the referred address. The property is located in the Hampstead Town Ward and it is within the South Hill Park conservation area. The building is not listed.

As stated in the conservation area appraisal (sub-area two), in reference to Parliament Hill: *'The unique character of the Conservation Area derives in part, from the slopes of the roads (...) and the way each pair or group of houses steps down the hill'.*

It is also stated as part of the Conservation Area appraisal guidelines that: *'All development should respect existing features such as building lines, roof lines, elevational design (...)'*.

- 2.2 The application plot is part of a row of Victorian Period style villas, characterized by red brick and semi-slanted pitched roofs.
- 2.3 The neighboring properties immediately to the west and east do keep the same characteristics on both materials and architectural features, apart from minor variations.

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## 3.0 PROPOSAL

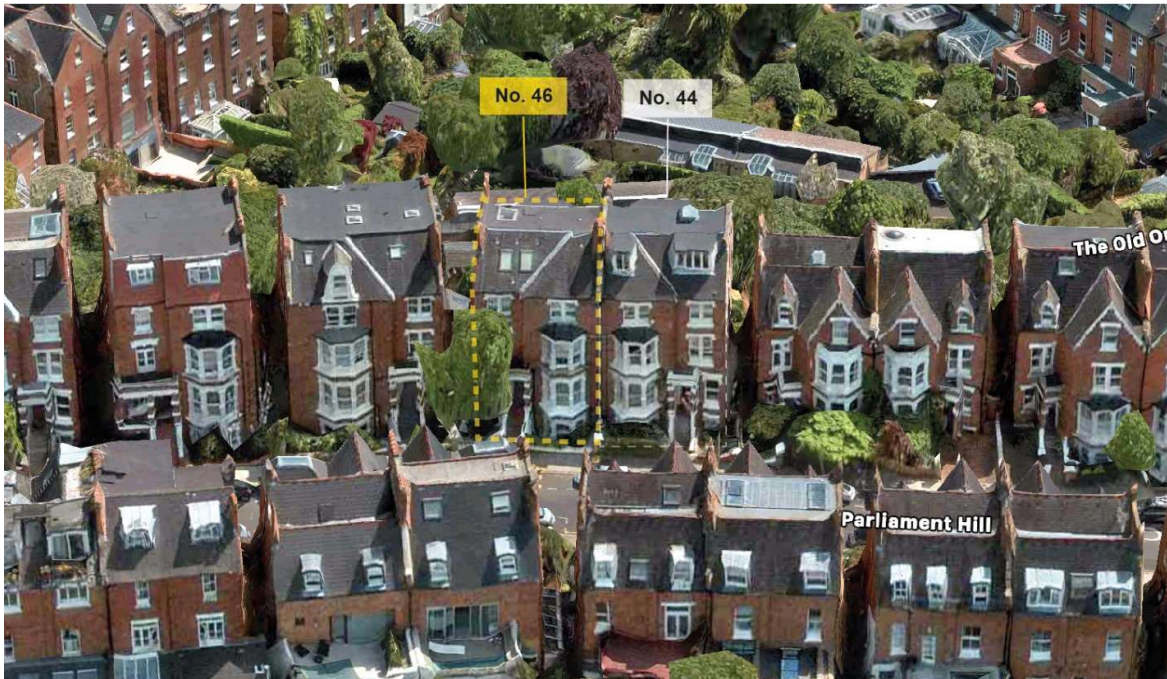


Figure 1 – Existing Birds Eye View

- 3.1 The proposal consists of forming 2No. New Front roof dormers, mirroring the layout, size, shape and appearance of the adjacent property (No. 44 Parliament Hill). Nos 44 and 46 form one of the 'pairs' that are stated as recurrent in the Conservation area Appraisal. We do believe that, alongside with the improvement of the habitable space at roof level that the dormers will provide, they will also reinforce the symmetrical character of the 'pair 44-46' pointed out as a valuable characteristic of this area.
- 3.2 The proposed materials will be matching those in use at No.44, including lead flashings (specifically of the dormer's cheeks) and white painted timber windows/window frames to match the neighbourly number of window panels and appearance.

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## 4.0 PLANNING HISTORY

- 4.1 Apart from the granted planning application for conversion of the roofspace and erection of a rear dormer (2004/2607/P), there is no other relevant planning history for this property.
- 4.2 Several residential units have been granted permission for roof alterations in the immediate vicinity.

## 6. CONCLUSION

- 6.1 The proposal is to improve the quality of the dwelling, in order to achieve best layout and light quality to the habitable floor space at roof level.
- 6.2 To achieve those improvements, the proposed 'twin' dormers will be of very good quality, with durable traditional materials used for its construction, and will mirror the existing adjacent property configuration.
- 6.3 The approach in terms of materials, shape and footprint has been carefully developed to blend with the existing character of the site without adversely impacting on the surrounding areas and in line with the conservation area guidelines.

END