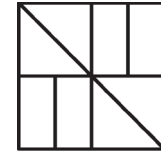


VITA ARCHITECTURE

DESIGN AND ACCESS STATEMENT

5/5A, Parkhill Road, London, NW3 2YH
30th March 2021



vita
architecture



Figure 1: Existing front elevation

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E:
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Figure 2: Location

VITA ARCHITECTURE

Vita Architecture is an RIBA chartered practice based in Surrey and London. We are committed to producing high quality schemes, using innovative design which responds to the needs and opportunities of the site and client.

RECENT DESIGN AWARDS

- Honourable mention for the Teamaker's guest house International Design competition.
- Nominated as Build magazine's One to Watch 2019
- Winner of the Corporate Livewire 2018 award for Innovation in Architecture
- 3rd Place at the International Design Competition: Hong Kong Gift Ideas Competition
- Winner of the Judges Prize at Teambuild UK
- Shortlisted for the International Design Competition: AIDs Orphanage South Africa
- Shortlisted for the International Design Competition: Design for Detroit

1. INTRODUCTION

This Design and Access Statement has been prepared to accompany a planning application for:

5/5a Parkhill Road, London, NW3 2YH

Amalgamation of 2 flats into 1 single dwelling with an enlargement of the side extension including alterations to the front fenestration, external landscaping and installation of a new entrance gate.

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2. EXISTING SITE CONTEXT

5/5a Parkhill road is a 0.113Ha site located in the borough of Camden 0.4 miles from Belsize Park Station.

The property is currently split into 2 flats at ground and lower ground floors. It is a 4 storey building with a two storey 'coach house' side extension.

The property is not listed but the architecture is typical of the area being part of the Parkhill and Upper Park Conservation Area.

Parkhill Road is made up of predominantly 4 storey Victorian semidetached houses with high raised ground floors and open columned porches.

The neighbouring property 7 Parkhill road has a near-mirrored building massing to what we are proposing.

Externally, the front of the property is screened with a mix of a timber gate, brick walls and shrubbery.

Permission was granted in 2017 for: The reconfiguration and enlargement of existing side extension including alterations to front fenestration.

Our proposal intends to keep the majority of the design as per the Andrew Cowan Architects approved application in 2017 adding a proposed link between the main house and the side coach house extension, there are minor amendments outside of this as described in this report and the associated planning documentation.

(Application reference: 2017/3466/P – Granted 24-05-2018 by Andrew Cowan Architects).



Figure 3: Front elevation

3. PLANNING POLICY AND HISTORY

The site is located in the Parkhill and Upper Park Road Conservation area; UDP and Local Plan. These policies encourage a high quality design for all developments.

We have kept our proposal in keeping with the local context in terms of massing and materiality to ensure that the proposed links in seamlessly with the immediate context.

4. SUSTAINABILITY

All windows to the development are intended to be replaced with painted timber double glazing units with low emissivity glass for greater retention of heat. The one exception to this will be the lower ground rear doors which will be a double glazed slim lined metal framed door system which is intended to bring more natural daylight into the lower ground.

The open plan nature of the lower ground reception room will also allow for good cross ventilation across the floor.



Figure 4: Street scene 01



Figure 5: Street scene 02

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5. PROPOSAL

Permission is sought to create a larger family dwelling by merging the two flats, enlarging the 'coach house' extension, internally reconfiguring layouts and extending the lower ground level.

i) Access

Access to the unit will be via the existing front door. Vehicular access remains unchanged.

ii) Side Extension Design

Our proposals predominantly take the form of the approved application 2017/3466/P. The main difference is in the link created between the coach house and the main house. The extension will still be set back from the 4 storey main house to remain visually subservient, additionally the link itself will be recessed a further 200mm also.

The height of the extension will be the same as number 7 and also the approved planning 2017/3466/P. The design intends to create an architectural symmetry to that of number 7.

The external cornicing level has been carefully considered with regards to the Parkhill and Upper Park Conservation Area Appraisal and Management strategy and also CPG1 (design) which states that side extensions should not be taller than the porch. The existing cornicing level of number 7 is currently 400mm above the top of number 5's porch. So we have proposed to tie the extension cornicing height in with the number 7 in order to keep the extension's massing in line with it's immediate and adjoining context. Also, a preapplication between ACA architects and Camden on the 10th February 2017 noted:

"CPG1 (Design) requires side extensions to be no taller than the porch. Although in this situation the resultant height of the side extension would be slightly higher than the porch, it is considered acceptable given the height of the neighbouring extension which it would match. Furthermore, the side extensions along the rest of the street are all of a similar scale and therefore the proposal would not harm the proportions or appear out of character."

Beyond the rooflights of the application 2017/3466/P there are no plans for any further rooflights. The lantern roof element that was previously approved has been

moved and remodelled slightly to suit the new internal layouts. There is no access to the proposed roof area except for maintenance.

Internally, the flats are reconfigured to create one single dwelling with changes to the bedroom layouts and internal some levels to best utilise the space.

iii) Street view – sight lines

The sight lines will remain similar to the approved application 2017/3466/P, The exceptions being a 200mm recess in the link element and the proposed pitched roof moving further back from the street level, so it will be less visible than the approved 2017/3466/P.

iv) Materials

The materials will be in keeping with the existing materials of the house and area with natural welsh slate, yellow stock bricks and timber windows. There will be one metal glazed door inserted to the lower ground at the rear which will have an overhang of the main bedroom so will not be visible. To the front of the house, concrete paving slabs will be used to line the driveway.

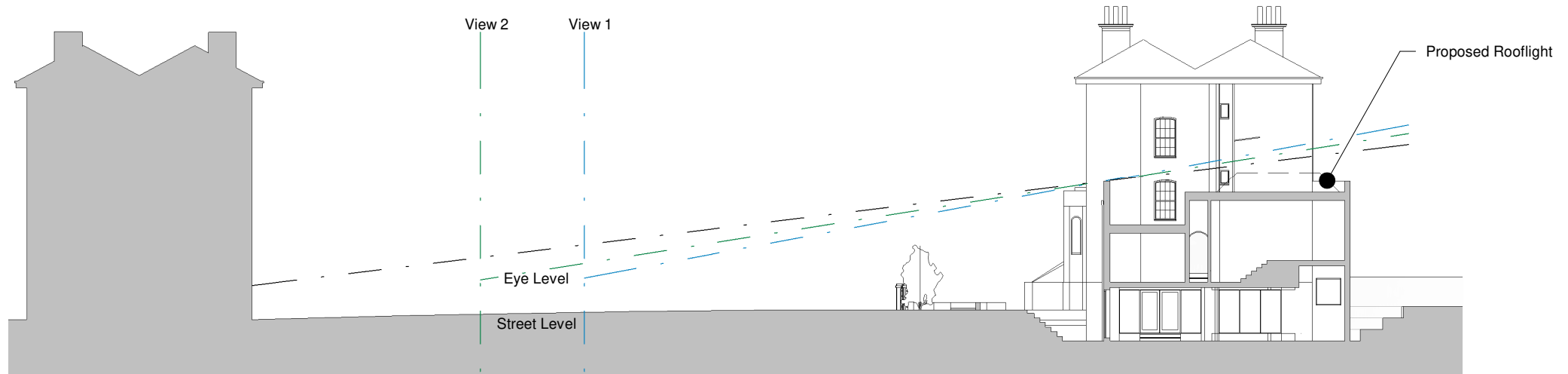


Figure 6: Sight lines from Park Hill Road

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v) Landscaping

The existing gate is proposed to be widened and replaced with a new gate of a similar timber aesthetic. The levels closer to coach house will be dropped to allow for light to enter the lower ground reception room at the lower ground floor.

To the rear, a new set of terraced stone steps are proposed to the rear of the reception room to bring in more natural daylight. The existing stair to the ground floor reception room will be widened for better connection with the garden.

vi) Daylight and sunlight statement

A separate daylight assessment has been conducted on window W3 + W5 to ensure good daylight levels are achieved in the upper flat. The results are documented in Wave Digital Engineer's daylight analysis report and conclude that neither windows will have a noticeable change in daylight when compared with the approved application 2017/3466/P.

vii) Windows to Party wall @ 5/7 Parkhill Road

As per the approved application 2017/3466/P, the existing windows to number 7's party wall facing the existing roof lightwell will be removed.

viii) Refuse management

As the number of flats are being reduced, the number of bins will reduce with it. So we have proposed enough space for 4 bins (reduction of 2, one general waste and one recycling). This enables us to gain more space to give back to the driveway which is currently too tight to sufficiently open car doors freely.



Figure 7: Rear of the property

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