

# Design & Access Statement

October 2021  
5 ParkHill Walk  
Hampstead  
NW3 2YU



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This design and access statement has been written by Ms Rhea McCarthy on behalf of Mr & Mrs Seigler for the Planning Application involving rooflights to the rear of the property, a first floor rear infill extension, and the demolition of an unpermitted Balcony to the rear of the property at 5 ParkHill walk.

Parkhill Walk is located to the rear of parkHill Road within the belsize park area. This lies within the conservation area which was defined in 1973.

To the rear of Parkhill walk is St. Dominic's Catholic Priory which was opened in 1867. The proposed scheme has remained modest in respect of its contextual surroundings and does not cause visual impact to the Priory or other neighbouring buildings as confirmed in the Pre-App submitted in July.

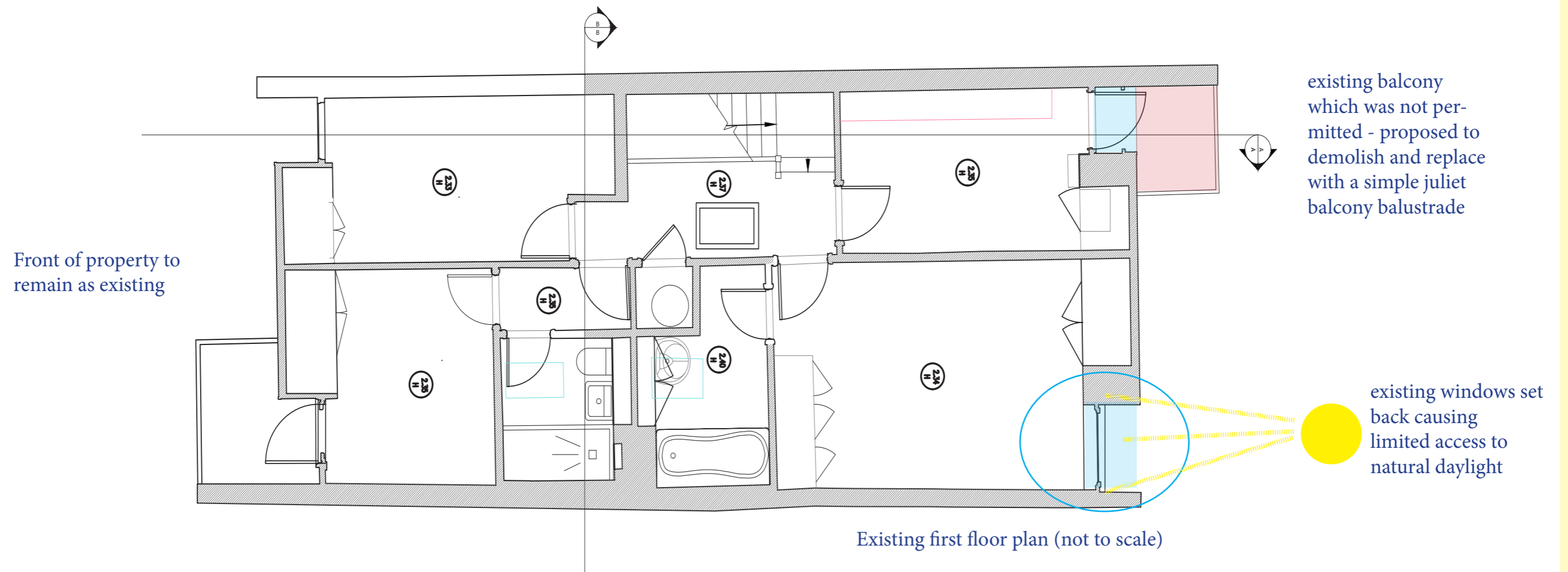


5 Parkhill Walk is a private road, consisting of 8 terrace houses built within the 1970s. They all follow a similar design, consisting of 3 bedrooms, 2 bathrooms and with a built out timber cladded structure to the front and the rear which house wardrobes only. These small cantilevered structures are not insulated, and are of poor standard making them difficult to occupy or use.

The proposed scheme at No. 5 includes a small rear infill extension to the first floor of the house to maximise natural light. Diagrams to illustrate this are included within this document.

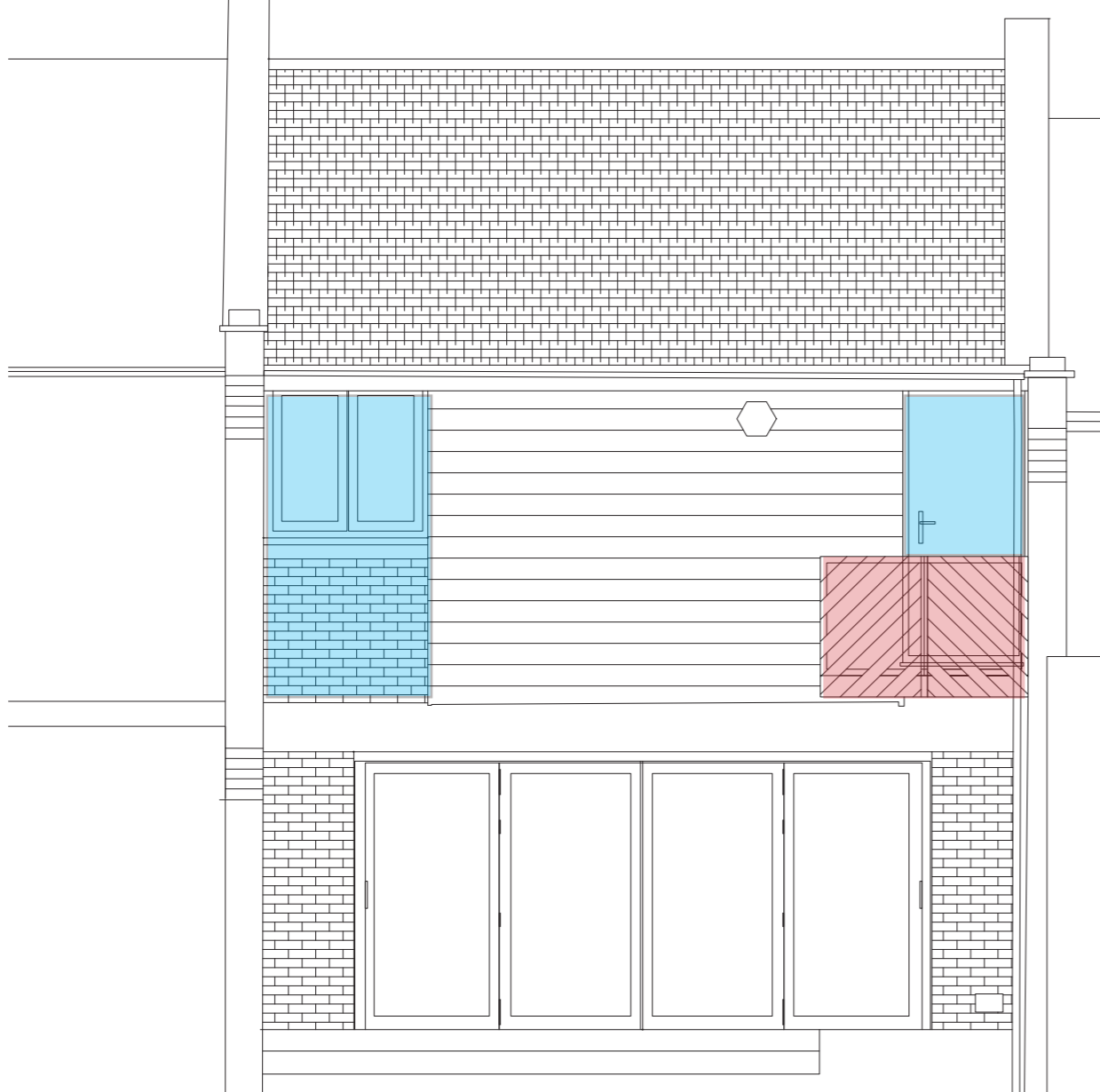
The current occupants are now, like many working from home, and have noticed especially in the last year the poor quality of natural light to the entire first floor, meaning lights are needed to be on constantly throughout the day. The proposed rooflights to the rear of the property aim to address and improve this.

The proposed first floor infill aims to improve quality of natural light and improve the quality of space to the first floor bedrooms. The staggered nature of the street means that extended party walls on either side of the building make the property and proposed works not visible from the neighbouring properties either side of 5 Parkhill Walk. The following document illustrates the scheme diagrammatically.

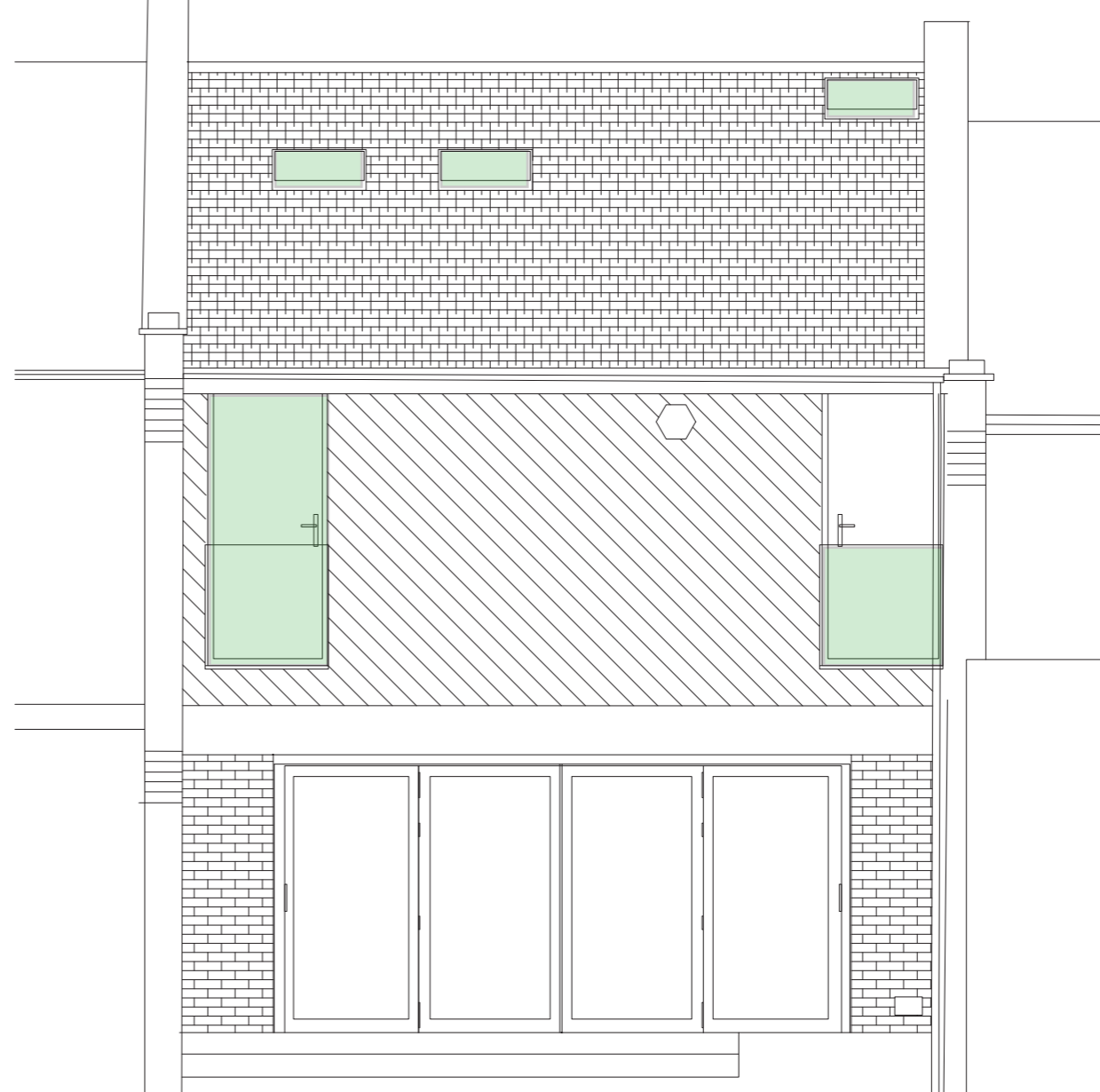


- Area proposed to infill
- Area proposed to demolish (existing external balconies)

Existing Rear elevation

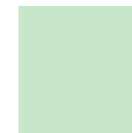


Proposed Rear elevation



Area proposed to demolish (existing external balconies)

Area proposed to infill



Proposed element  
(3 x skylights to the rear, enlarged opening to Master, & New juliet balcony balustrade to replace existing non-permitted balcony)

Neighbouring property is stepped back, therefore the proposed infill is not visible to them, nor does it cause any impact visually, or impact to right of light



Existing Balcony projecting outwards - intrusion of neighbours privacy as well as causes unwanted affect to the light flow within the ground floor. Proposed to Demolish.





Rear of house showing existing balcony



Rear of house showing proposed infill area

Infill to the rear of the house proposed

Balcony proposed to be demolished to the rear of the property



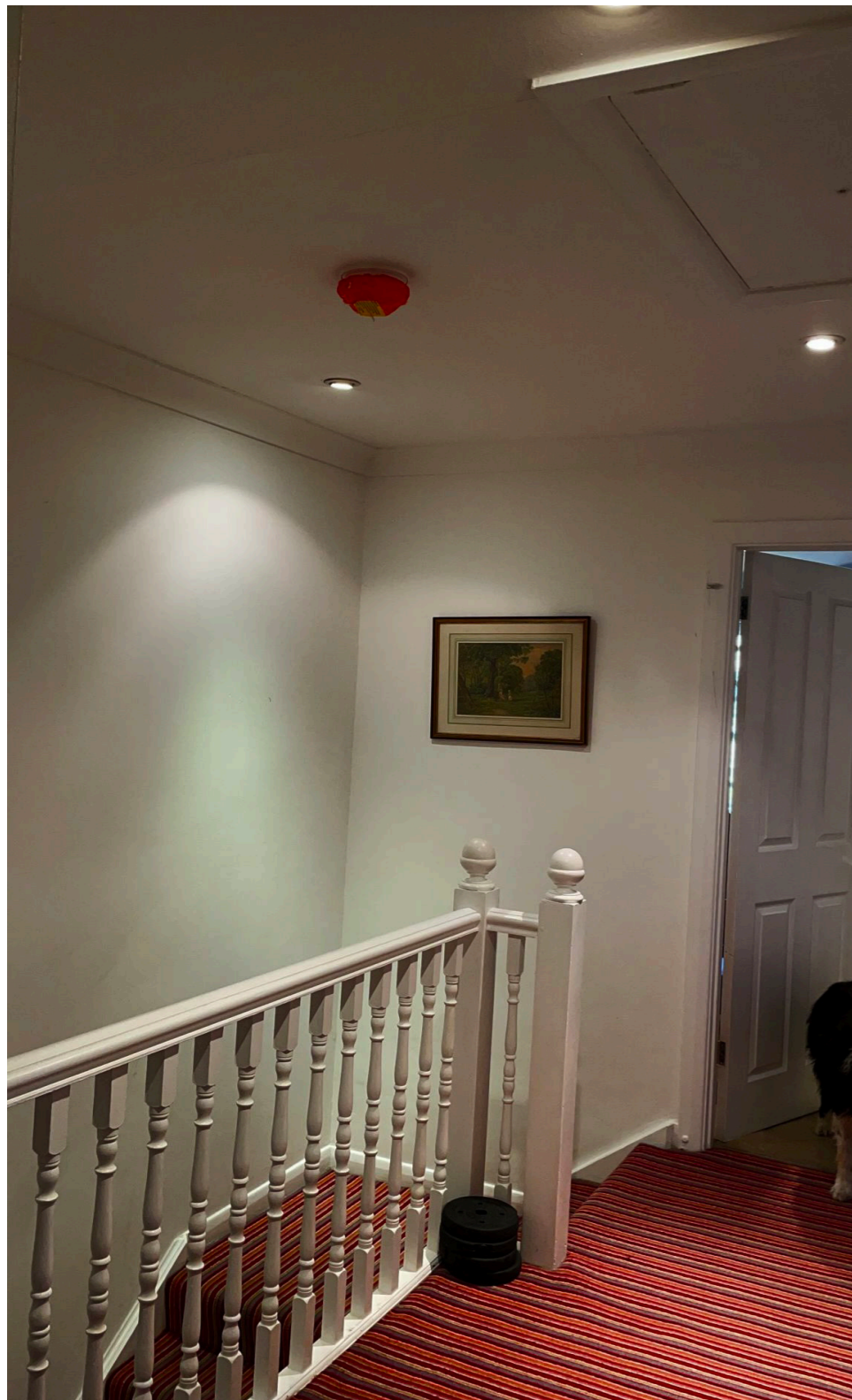
Rear of house showing existing balcony



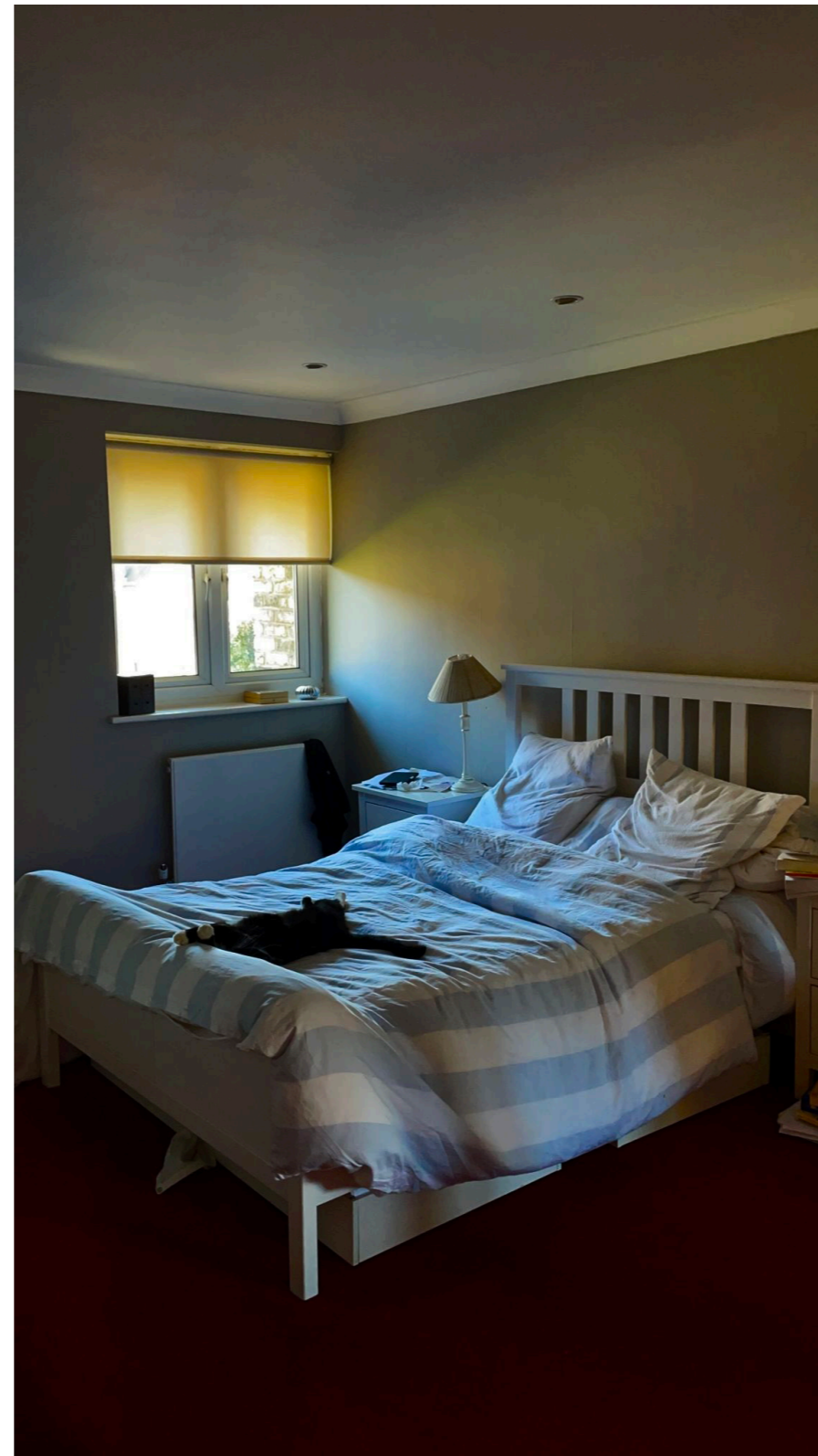
Balcony to rear of house

Photo shows intrusive nature of existing balcony - proposed to demolish

Photo of balcony to the rear of the house shows how intrusive it is on neighbours privacy



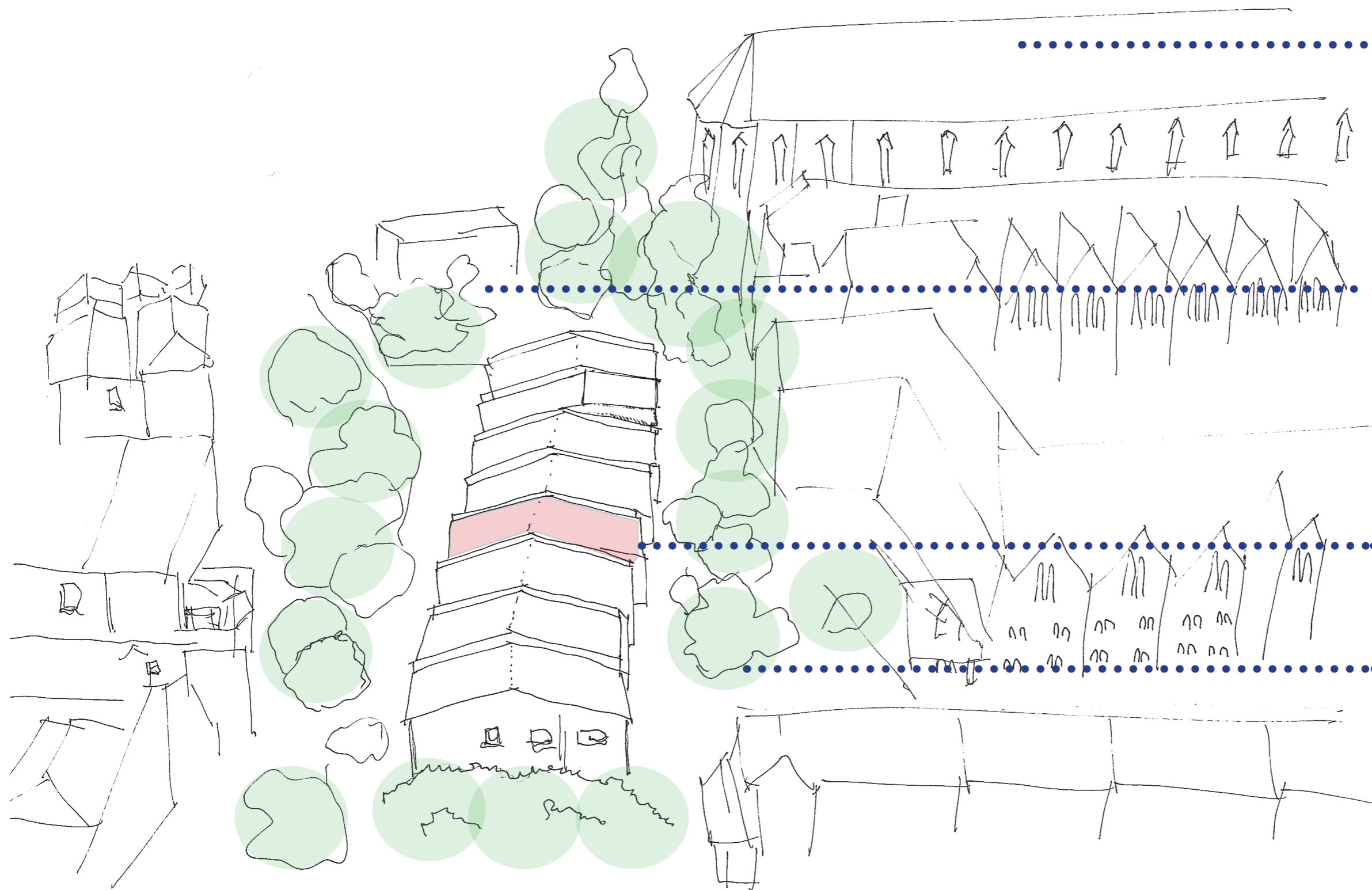
Internal photo showing lack of natural light in Hallway



Internal photo showing lack of natural light in Master Bedroom

The proposed scheme includes Conservation rooflights to the rear to provide natural light flow and ventilation to the Hallway and Master bedroom.

This increase of natural light is more economical, and will create a more spacious, healthy environment for the occupants who predominantly work from home during the week.



St. Dominic's Catholic Priory

Private road  
access to ParkHill Walk

5 ParkHill Walk

Medium to tall shrubbery  
to the front and rear of site