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Design & Access Statement

18 Parkhill Road "The Side House", London, NW3 2YN

7th February 2022

17/06/2022 - REV A.



Fig.1 – Aerial View (Google Maps)

Introduction

This Design and Access Statement and the associated planning application and set of drawings collectively seek permission to demolish and rebuild the existing rear ground floor extension and build a front extension at the property located at 18 Parkhill Road "The Side House".

The site at No. 18 Parkhill Road – The Side House is situated on the East side of Parkhill Road, in proximity to the junction with Haverstock Hill.

The property is a two-storey house with a lowered Ground Floor and it is arranged as a single-family dwelling, built in 1992 as an infill between Nos 18 and 20. The property is not listed but it is located within the Park Hill Conservation Area – within the London Borough of Camden.

Park Hill – Conservation Area

According to the Conservation Area appraisal, Parkhill Road developments grew between early 1860's to early 1890's. "... semi-detached villas paired villas were laid out on a very generous scale with ample gaps between the buildings and long gardens which collectively make up a green oasis behind the street fronts..." "The spaces between the pairs at the sides of the houses, were never intended to be filled with coach houses.", the Side House is part of a more recent development with no outstanding heritage labels dated early 1990's.



Fig.2 – Street View

Amount, Scale and Volume of the Proposed Works

Extensions

The proposed rear extension comprises part of a new dining and kitchen arrangement at the (lower) Ground Floor with access to the garden. The proposed rear extension is a single storey with a raised ceiling up to the level of the lower parapet of the extension of No 20 Parkhill Road. The roof extension will feature a glazed roof to allow natural light to reach deep inside the property.

The proposed front extension comprises part of a new master bedroom arrangement at (lower) Ground Floor Level within the existing front lightwell. It is single storey. It also includes a rooflight over the new front extension. The extension allows access to the light-well for maintenance.

Windows

The proposal includes the change of the existing windows to double glazed thermally broken aluminium windows. The composition of the windows remains as existing, reducing the number of operable panes. The first floor front existing door is to be changed to a fixed-hinged window.

The proposal includes the creation of a new door at second floor level (bedroom 01) for internal lightwell maintenance and a ladder in the lightwell to access the roof for future maintenance.

Layout

The proposal includes minor internal layout changes.

Impact

The proposed works have been designed to take into account the small size of the house and the new volumes are in harmony with the scale of the house.

The proposed alterations have a very minor impact from the public highway - as they will be mainly confined within the lower ground floor lightwell and to the rear of the property.

Access

18 Parkhill Road is served well by public transport, both with overground, underground (Northern line) and buses.

It is close to shops and public amenities.

The house is not designed for disable access and therefore the facilities do not exist to serve disabled persons.

Sustainability Credentials

Insulation: the new additions to have effective insulation within the walls and the roofs

Windows: all windows to be double glazed with argon gas fill.

Natural ventilation: The new area is to be naturally ventilated.

Material: The extension is to be made of a sustainable timber structure. Not only the material is sustainable it is easy to purchase local material and easy to transport and install with good thermal performance.

Lifetime Home Standards

Life time home standards policies do not apply to this application as the existing house was not designed with the standard.

Design / Materials

The extensions are proposed to be of a high-quality contemporary design.

It is designed so that it does not have impact on the neighbouring property. The design is carried out in a way which is low key and would enhance the building and surrounding areas. The visible external appearance of the walls will be brickwork and timber.

The external railings are to be painted metal. The glazed elements will be double glazed (timber and metal). The exposed metal elements will be powder coated, (i.e. the coping).

Use

The property use class will remain unchanged as a single family house i.e. C3(a)

Landscaping

The existing garden in proximity of the house consists mainly of herbs/bushes. The proposed landscape is going to be a combination of a limited hard paving patio and garden beyond the patio stairs with a few stepping stones.

Parking / Waste Collection

The works will not affect existing parking, waste collection, or access into the property.

Relevant Planning History

We believe that the following council approved / consented applications are of a similar and relevant nature – erection of a new front / rear extensions - as to what this application also requests.

Also, we believe that due to the low-profile nature of our proposal it will have hardly any impact on the neighbourly properties and the street.

Applications related to rear extension and works to front elevation of 20 Parkhill Road and 20A Parkhill Road:

- 2020/3236/P - Erection of two storey rear extension at upper ground and first floor levels and alterations to front and rear elevations. Granted. (20 A Parkhill Road London NW3 2YN)
- 2020/3234/P - Erection of rear extension at upper ground floor level with terrace above and alterations to front and rear elevations. Granted. (20 A Parkhill Road London NW3 2YN)
- 2018/5411/P - Erection of single storey rear extension at lower ground floor level with terraces above and alterations to front elevation of no.20A in connection with enlargement of existing maisonette (C3); provision of cycle/bin store to front. Granted. (20 - 20A Parkhill Road LONDON NW3 2YN)
- 2017/4714/P - Erection of a single storey rear extension at lower ground floor level with associated terrace at upper ground floor level. Granted. (20 Parkhill Road London NW3 2YN)
- 2020/3236/P - Erection of two storey rear extension at upper ground and first floor levels and alterations to front and rear elevations. Granted. (20 A Parkhill Road London NW3 2YN)

Other related applications:

13 E Parkhill Road:

- 2015/4310/P - Erection of single storey rear extension with glazed roof light. Granted

11 A Parkhill Road:

- 2018/3365/P - Erection of a single storey front/rear extension at lower ground floor involving the lowering of the existing floor level, creation of front lightwell and alterations to front access steps. Alterations to rear/front fenestration. Removal of existing external rear staircase and extension of existing rear terrace at ground floor and installation of a replacement balustrade. Alterations to front landscaping and replacement bin store. Granted

Garden Flat 8 Parkhill Road:

- 2014/4153/P - Demolish existing rear conservatory and replace with new single storey rear extension including Green - Sedum roof plus rooflight and detached studio building with Green - Sedum roof in rear garden. Granted.

30A Parkhill Road

- 2018/2931/P - Erection of a single storey rear extension, outbuilding in the rear garden and alterations to the boundaries all in association with the single family dwellinghouse (C3 use). Granted.

Conclusion

We believe that the information listed above and the associated planning application and set of drawings should provide the council with sufficient material to reach a decision. Naturally we would be happy to provide further information if required.

End

Appendix A – Photographs



Existing front elevation



Existing rear elevation



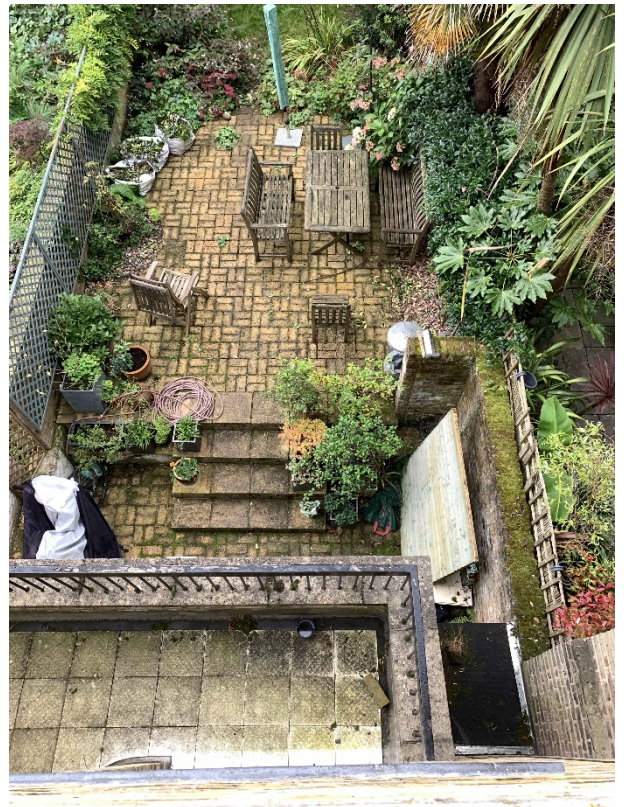
Existing front lightwell and 20PR



Existing The Side House and 20PR rear extensions



Existing rear patio with No. 18PR



Existing rear extension and patio area.



Extend of the garden (5m wide and 27.5m long)



2020A PR rear extension relation