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A large, three-story brick house with white window frames and a central bay window. The house is surrounded by trees and a low brick wall. The text "Belsize Park, NW3" is overlaid in the bottom right corner.

- ၀၂၅° N၇၆'၁၁" E ၁၄၈° ၃၉' ၁၁"

" ၀၂၅ F 98E ၁၄၈ DLK9K<ABM><ML၇<H F

# CONTENTS

1.0	INTRODUCTION	4
2.0	SITE CONTEXT	5
3.0	DESIGN	8
4.0	ACCESS STATEMENT	10

## LIST OF DRAWINGS:

21043-X-001 REV-	LOCATION PLAN
21043-X-010 Rev-	SITE PLAN
21043-P-010 REV-Rev A	SITE PLAN AS PROPOSED
21043-P-090 REV-Rev A	LOWER GROUND FLOOR PLAN AS EXISTING & AS PROPOSED
21043-P-100 REV A	GROUND FLOOR PLAN AS EXISTING & AS PROPOSED
21043-EX-P-200 REV-	SECTION A-A -AS EXISTING
21043-P-200 REV B	SECTION A-A -AS PROPOSED
21043-EX-P-300 REV-	FRONT ELEVATION AS EXISTING
21043-P-300 REV A	FRONT ELEVATION AS PROPOSED
21043-EX-P-301 REV-	REAR ELEVATION AS EXISTING
21043-P-301 REV B	REAR ELEVATION AS PROPOSED





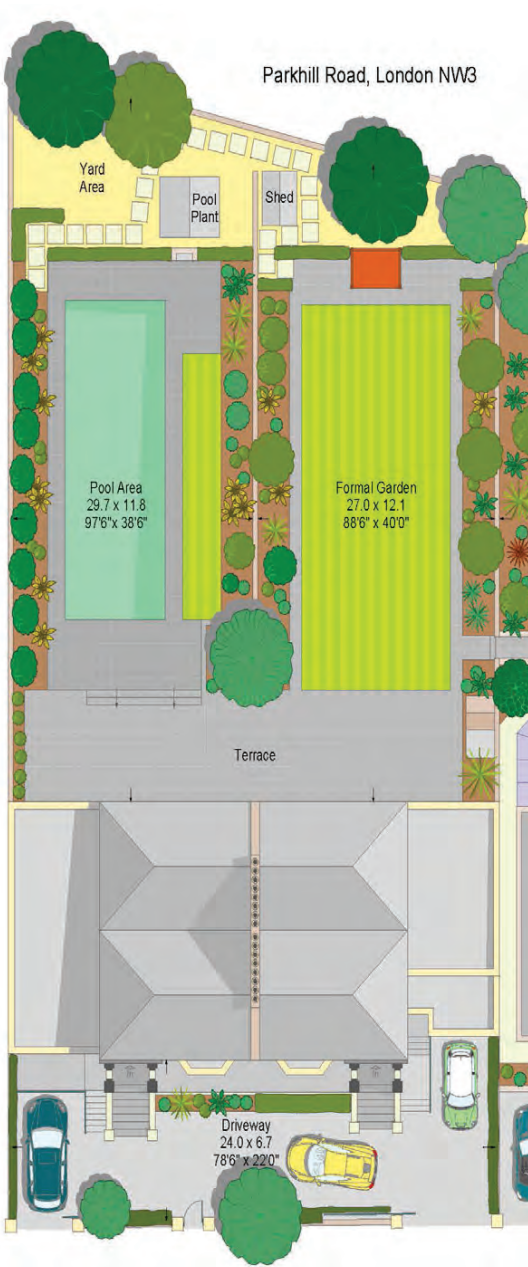


## 2.0 SITE CONTEXT

### 2.1 SITE AND SURROUNDINGS

The site is located at the Haverstock Hill end of Parkhill Road, within the administrative boundary of the London Borough of Camden. The property is situated within the Parkhill and Upper Park Conservation Area. The property is not listed but makes positive contribution to the character of the area. The existing house is composed of two adjoining Victorian houses that have been combined to make a single family home. The rear garden is divided into two distinct areas, as per the original layout of the two houses, allowing for a formal garden and a pool area. The surrounding area is made up of similar Victorian houses, interrupted with mid-20th Century developments.

SITE

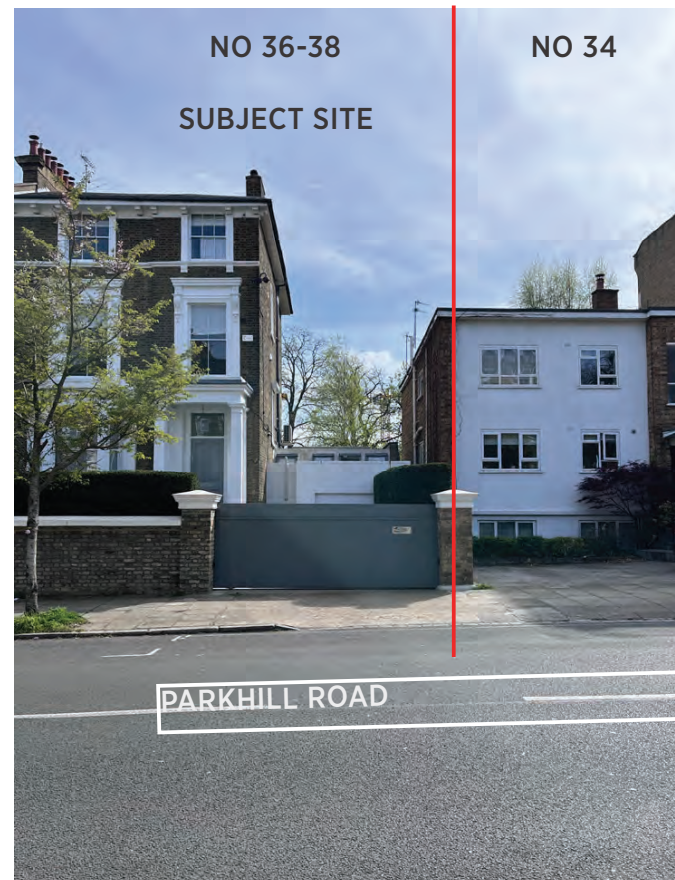


LOCATION





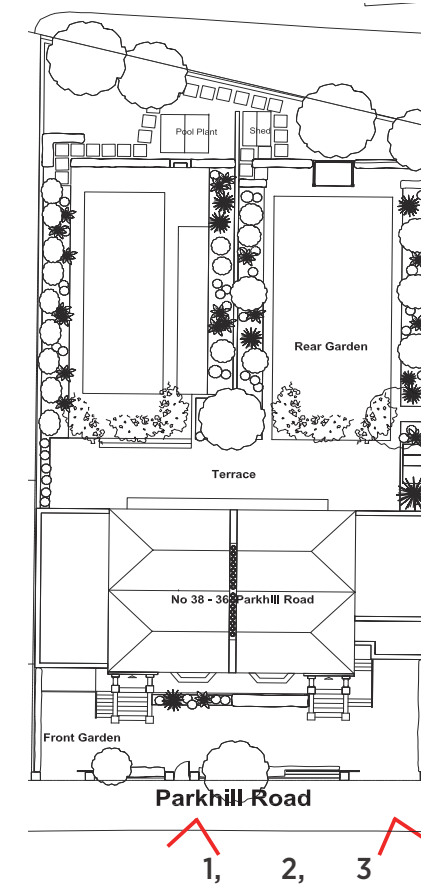
## 2.2 SITE PHOTOGRAPHS - STREET VIEW



## 1. STREET VIEW FRONT



## 2. STREET VIEW FRONT



### 3. STREET VIEW FRONT





2.3 SITE PHOTOGRAPHS - LOWER GROUND FLOOR REAR FACADE



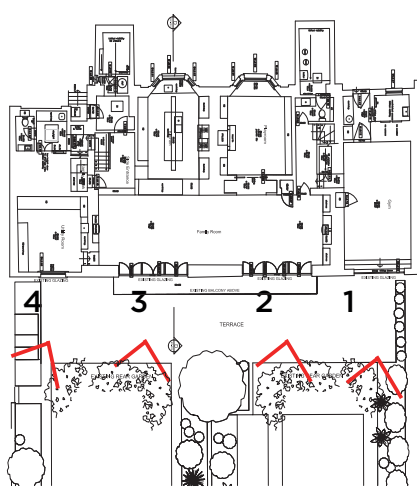
1 REAR ELEVATION



1,2 REAR ELEVATION



3 REAR ELEVATION



1,2 REAR ELEVATION



4 REAR ELEVATION



2.4 SITE PHOTOGRAPHS - REAR ELEVATION VIEW FROM INSIDE



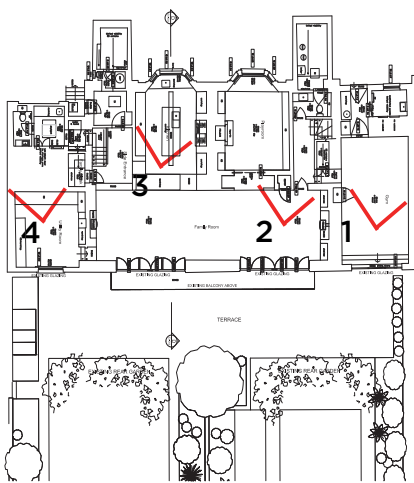
2 REAR ELEVATION VIEW FROM INSIDE



3 REAR ELEVATION VIEW FROM INSIDE



2 REAR ELEVATION VIEW FROM INSIDE



1 REAR ELEVATION VIEW FROM INSIDE



4 REAR ELEVATION VIEW FROM INSIDE

The existing glazing at the rear is unmatched, there are 3 different types of units. The proposed painted Timber framed glazing will enhance the harmony and order of the rear facade.



# 3.0 DESIGN

## 3.1 DESIGN PRINCIPLES

All the existing glazing openings will remain the same. The proposed glazing to the rear elevation at lower ground floor, the change of the existing render colour and retractable pergolas have been carefully considered to enhance the visual appearance of the house and to improve the thermal performance of the building. The pergolas will match the sizes of the openings. The painted metal staircase connecting the formal ground floor with the garden is to suit the family changing needs, finishes will match the balcony balustrade, pergolas. The extent of the existing balcony remains the same in order to maintain the symmetry.



RETRACTABLE PERGOLA EXAMPLES



CONNECTING STAIR - EXAMPLE



PAINTED TIMBER DOORS - EXAMPLE - colour not relevant



## REAR ELEVATION AS EXISTING



## REAR ELEVATION AS PROPOSED



### 3.2 SCALE AND ARTICULATION

The proposed remains respectful of the existing and neighbouring buildings, All the openings on the rear facade remain the same.

As shown on the street views photographs the proposals have no impact on the street scape. The proposed metal staircase connecting the garden and the Ground floor via existing balcony is an arrangement that we already have at nos 40, 40A and 42 Parkhill Road.

### 3.3 MATERIALS AND FINISHES

It is proposed to change the colour of the current blue painted render to match front of the house, to bring it back in keeping with the original design. The pergola supporting posts and the staircase connecting ground floor area with the garden will have matching finish. The painted Timber glazing will allow maximum light into the family spaces at lower ground floor and will create stylish, simple and elegant elevation.

### 3.4 ENERGY AND SUSTAINABILITY

The proposed new glazing within the existing openings at the rear of the dwelling at lower ground floor will have higher thermal properties and will minimize air leakage. The retractable pergola creates energy savings and lower environmental impact year around. Both new glazing and the retractable pergola fabric will minimize the heat loss and improve the energy efficiency of the building .

The pergola softens the transition between inside / outside spaces and creates social/family outdoor space that can be used for extended period of times throughout the seasons.



## **4.0 ACCESS STATEMENT**

### **4.1 ACCESS**

The access to the dwelling remains the same.

### **4.2 REFUSE AND DELIVERY ACCESS**

The proposal does not change the principles for refuse /delivery access provision for the dwelling.

### **4.3 PEDESTRIAN / VEHICULAR ACCESS**

The proposal does not change pedestrian or vehicular access to the dwelling and does not increase current parking demands.