

Design and Access Statement

42 and 42D Parkhill Road, London, NW3 2YP

Erection of single-storey rear extensions at lower ground floors of 42 and adjoining maisonette 42D Parkhill Road.

August 2022



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1. Introduction

This report has been produced on behalf of Mr Gennaro Esposito by Oliver Burston Architects. It introduces the proposal for a rear extension over lower ground floor to the main and side building to extend the buildings over lower and raised ground floor in support of the Planning Application and Conservation Area Consent to be made to the local planning authority.

Site:

42 and 42D Parkhill Road
London NW3

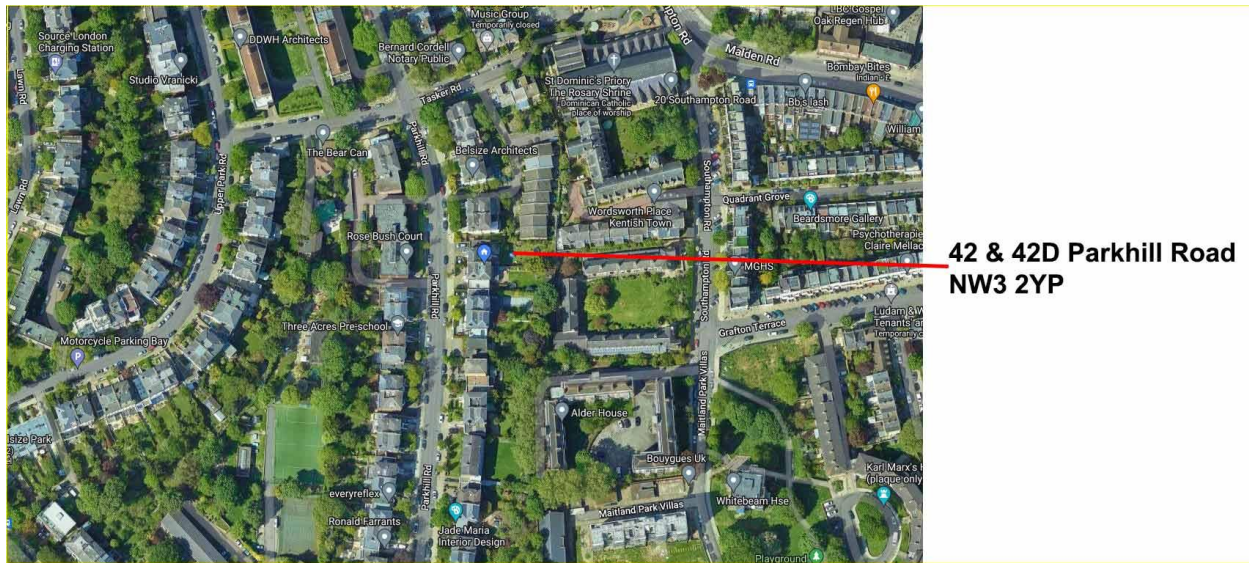


Fig 1 : Location view

2. Analysis of Context

Parkhill Road sits within the Parkhill and Upper Park Conservation area which is in the centre of the Borough of Camden. The curving streets radiate uphill from Haverstock Hill. The character of the area is defined by the detached and semi-detached houses laid out from 1850 in the Italianate style, late Victorian red brick gabled houses, garden suburb style and 1930s modernism. The primary use of the area remains as residential.

Parkhill Road is essentially lined with tall four storey Victorian Semi-detached houses, built by William Lund, who lived at Lawn Road in 1864.

Blocks of flats have been inserted in different places along the street. Most of the infill development dates from the late twentieth century, with varied results. Very few gaps remain. Roof profiles are mostly intact; however, examples of asymmetric raised rooflines fragment the symmetry of the 'villa' type.

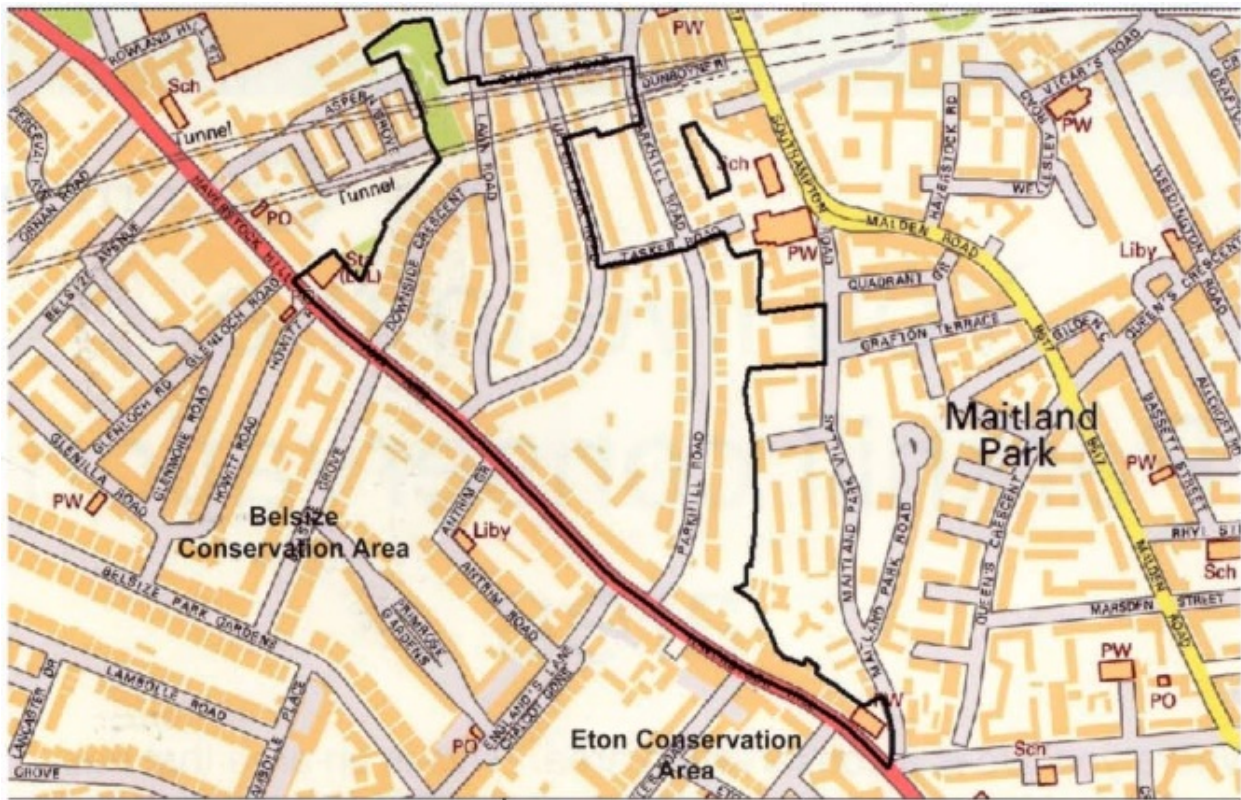


Fig 2 : Parkhill and Upper Park Conservation Area

The space between semi detached houses had been infilled with subordinate coach-houses. On some occasions these form part of the main building or have been developed as self contained units.

The diversity of extensions, alterations and auditions characterise the rear elevation of Parkhill Road. Several houses feature raised terraces or balconies.



4.5M Extension at no 40 Parkhill Rd

Proposed Sites at 42 and 42d

Home Office Under construction at no 44 Parkhill see R/N 2021/3429/P 3.4H x 3.4W x 3.5L

2 Story, 4.5M Extensions at no 44 & 46 Parkhill Rd

Extensions at no 48 & 50 Parkhill Rd

Fig 3 : Rear aerial view of properties along parkhill road - showing an array of sizeable rear extensions on both sides of the proposal.



Fig 4 : Plan view of proposed “A” and “B” extensions in context of existing extensions “C”, “D” and home office “E” at adjacent nos 40 and 44 Parkhill Road

Adjacent 4.5m deep single and double storey extensions at no’s 40 and 44 parkhill already border the proposed site, and a sizable home office is currently under construction at no 44 (see [R/N 2021/3429/P](#) and “E” above).

3. Analysis of Existing Dwellings

42 Parkhill road is a four storey Victorian semi-detached house built around 1864. The neighbour on the right (40 Parkhill Road) is the other half of the pair of semi-detached properties in the terrace.

In front, the house has an open columned porch with vases and bay window at high raised ground floor and lower ground floor level. The front garden is a hard standing surface currently used as a driveway.

The two storey coach house Maisonette at 42D was constructed in 2008 and with a design philosophy in keeping with the main house and surrounding character of Parkhill Road.

The main house and its maisonette are constructed in yellow Victorian London stock brick with white stucco details. Windows at the front are sash and casement in timber of different ages. Main house first floor front and back windows recently refurbished and retain timber frames and sash bars



Fig 5 : Front elevation of 2 storey 42D maisonette (left) & 4 storey main house at 42 Parkhill Road

The rear elevations show existing cast iron balustraded balcony and garden stairs from the first floor and modern aluminium framed windows on the maisonette and first floor of the main house. The rear of the property is characterised by a large garden and patios to the rear. Existing 3.5m high x 4.5m long rear extension at adjacent no 40 and two storey extension at 44 can be to the left and right of the image respectively. Not visible, is the home office 3.4m high and 3.5m deep currently under construction at no 44 infilling the gap between the existing no 44 extension and 42D (granted in 2022 - R/N [2021/3429/P](#))



Fig 6 : Rear elevation view of the 42 main house and 42D Maisonette at Parkhill Road.

4. Proposed scheme

Our proposal is for a lower ground floor rear extension which stretches the full width of 42 and 42 D, across the rear of the property with the retention of an existing decorative balcony railing measuring 0.7 deep and access terrace leading to a staircase at the edge of the extension into the rear garden. The proposal includes laying a living Sedum roof covering over much of the roof of this terrace, which, as well as offering a biodiverse environment, also softens the impact when viewed from the upper floors of neighbouring properties. The proposal also includes the careful restoration of the rear facades of the existing building and a new lower ground floor rear extension to the house. The proposed extension will add family space to the lower ground floor level. The existing structures will be carefully altered to open the floor towards the garden and make the house suitable for contemporary family life.

The minimalist overall appearance of the extensions aims to form a subservient addition to the main house and to create a more coherent rear elevation. The proposal is designed to carefully

form a contrast to the existing house but not to overpower the building. A linear roof-light between the existing structure of the main house and its extension emphasises this.

With reference to the existing balcony, the roof forms an outside space to the lower ground floor reception room. The staircase leading down into the garden will be integrated into the building. To the extensions we are introducing double glazed units in minimal metal framing to open the space towards the garden, giving a 'garden feel' to the house.

The proposed extension will gain back not being overlooked and the privacy to the lower ground and upper ground floor lost with an extension of neighbouring house number 40 and number 44. The height of the proposal, particularly the terrace enclosure wall is the same as the party wall to 40 Parkhill Road measuring 4.2m in depth and 11m in width and 3m in height. The side walls will match the London stock brick of the existing side boundary walls. The rear elevation and staircase will be finished in white painted render. The rear elevation of the extension will have large sliding aluminium framed doors filling nearly the entirety of the rear elevation, divided with a brick wall between number 42 and 42D.

The rear extension is secondary to the building in terms of location, scale, proportions dimensions and detailing and preserve the original architecture. The proposals are in keeping the existing common pattern of rear extensions at neighbouring sites.

The terrace being largely a living sedum roof rather than social area minimises any potential noise concerns.



Fig 6a : As Fig 6 - Rear elevation view of the main house & Maisonette but with proposal overlays



**Fig 7 : Top view from 42 Parkhill Road showing existing patios and white staircase
Existing single story 4.5M extension to No 40 Parkhill Road to the right hand side.**

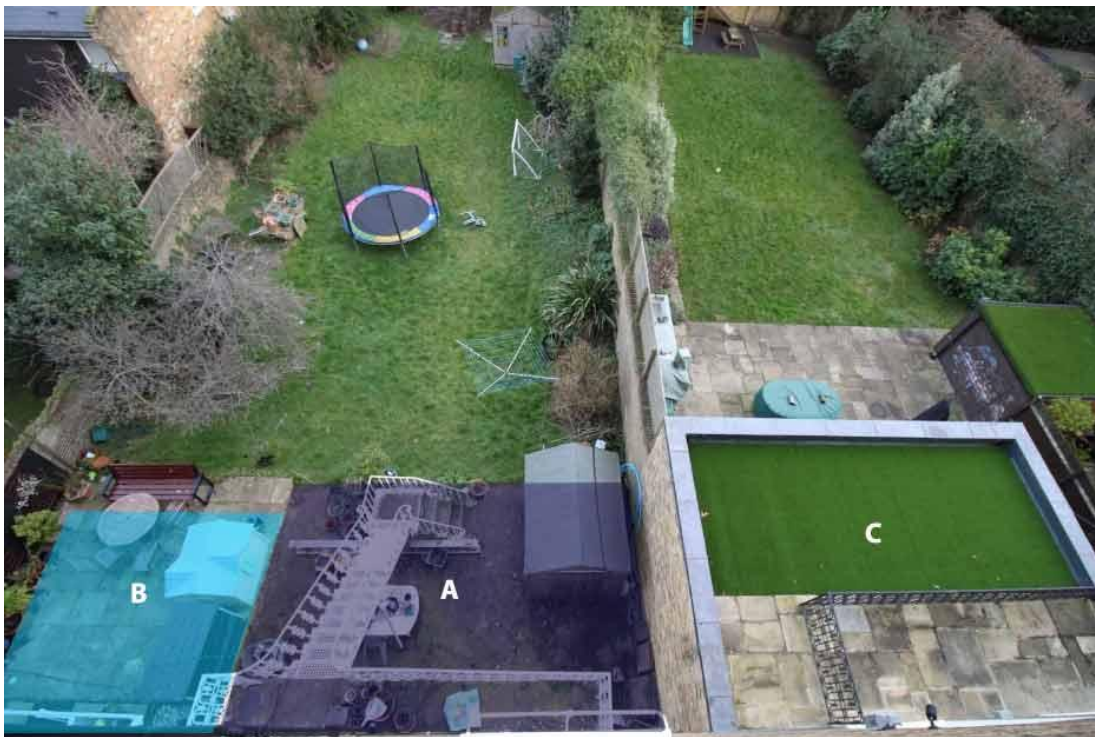


Fig 7a : As Fig 7 above but overlaid with proposed Main house 4.5m depth extension (marked "A" with purple shading). Maisonette 3.5m depth extension (marked "B" with blue shading) . Existing 4.5M Extension at 40 marked with "C"



Top view from 42 Parkhill Road showing existing patio and white staircase + Existing double storey 4.5 M extension at No 44 to the left hand side (white wall - marked "D" in the right hand photo).



Overlay showing approximate location of proposed main house extension (marked "A" with purple shading). Proposed Maisonette Extension (marked "B" with light blue shading) Additionally, planning has been granted and works started at No 44 to build a 3.4H x3.5L x 3.4W home office in the space marked "E" with yellow shading. "D" shows existing 2 storey 44 extension adjacent to proposal

Fig 8 : View from first floor of main house looking down on proposal : existing on the left. and with proposal overlaid on the right.

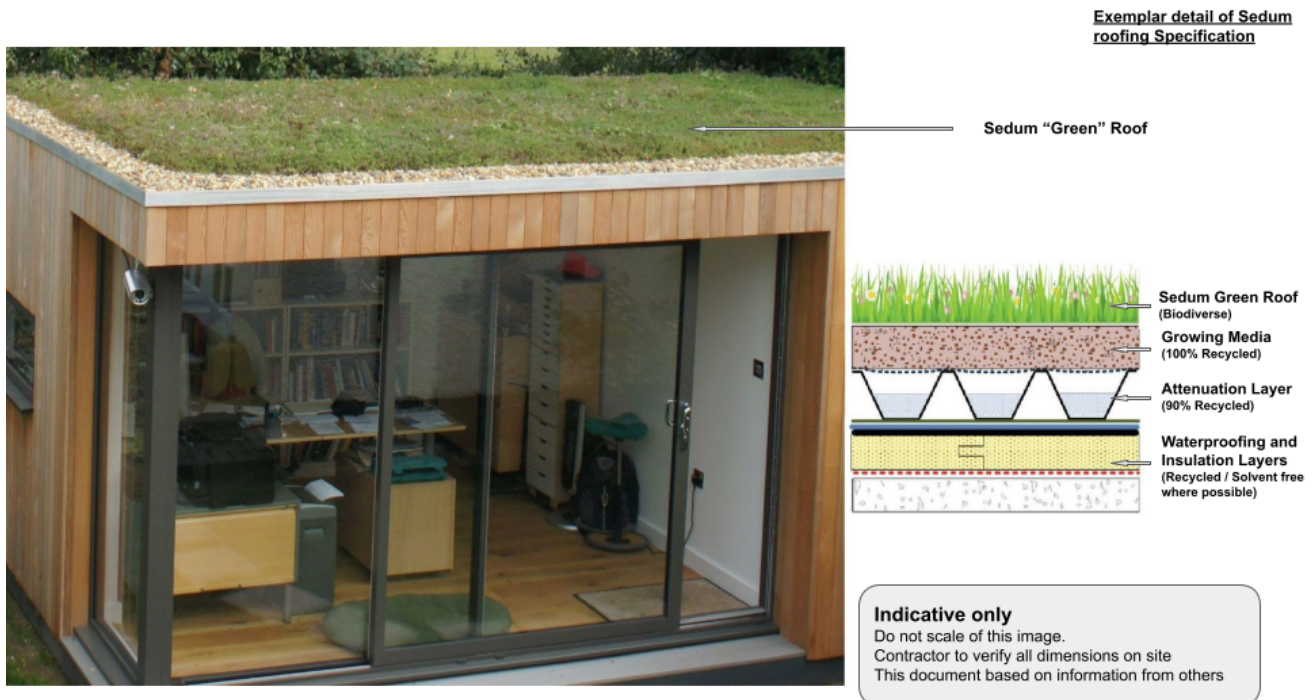
5 Proposed Materials

All alterations to the existing house, which might be necessary, will be executed in London stock brick to blend in with the historic fabric. All alterations and additions to the existing extension will be finished in render in order to form a clear distinction between the main house and extension.



Fig 10 : Existing rear extension at adjacent no 40 - illustrating indicative materials for balustrades, aluminium windows and london stock brick in sympathy and character with the main building

The use of a 'sedum' green roof over the new extensions will reinforce the verdant character of the back gardens of Parkhill Road and will enhance biodiversity.



6 Access

No changes proposed to main access to the building

7 Trees

Since new proposed buildings replace existing patios (as can be seen in **Fig8** above), no trees will be affected by this proposal.

8 Car Parking

No parking will be affected by this proposal