

**Design and Access Statement**

**For**

6 Parkhill Walk

Application Type                      Householder Application

Proposal                                      Installation of new rear doors at ground floor level; installation of new front and rear balconies at first floor level and associated replacement of front and rear windows with doors; insertion of new front rooflights.

Planning/Application Ref:

Pre Application Ref:

Local Authority                      Camden Council

Application Received                      To Be Confirmed

Application Validated

Full Address                                      6 Parkhill Walk, London, NW3 2YU



## The Scope of the Statement

Is limited to relevant sections of the local design and planning policy. We believe that this building proposal will follow council's guidelines, which states that any new development must be of a high standard of design and have regard for the existing architectural style, scale, proportion, position and materials.

### Design and Access Statement Parts:

Proposal  
Property Description  
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The Scope of the Statement  
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Internal and External Layout  
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Access  
Relevant Planning History  
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Planning Precedent

### Planning Statement

Crime Prevention/Safer Places Report – Not Included

## Design and Access Statement

### Proposal

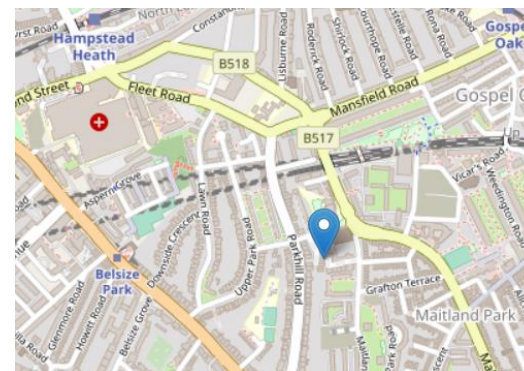
The proposal is to Install of new rear doors at ground floor level; installation of new front and rear balconies at first floor level and associated replacement of front and rear windows with doors; insertion of new front rooflights. The two balconies front and back with white framed French doors to match existing one, three new roof lights and new rear doors at ground level with a Crittal style.

These modifications to the property are similar to other properties in same road and are designed in keeping with the existing property design and look of the other residential properties.

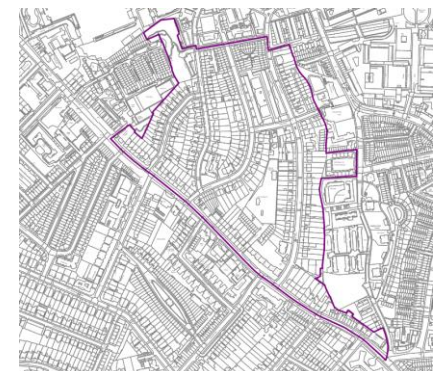
### Property and Land Description

6 Parkhill Walk is a purposed built four bedrooms, one reception room mid terraced house with a small front and rear garden. The existing building was built around the 1970's and is similar in construction to all the other properties in the area. The site is located within the Parkhill and Upper Park Conservation Area. The property is not a listed building.

### Site Location



### Parkhill and Upper Park Conservation Area



## Site and Surroundings



The site lies in a residential area comprising mostly of two storey terrace and end houses.

Parkhill Walk is in London and in Camden district. NW3 2YU is located in the Haverstock electoral ward, within the English Parliamentary constituency of Holborn and St Pancras. This postcode has been in use since 1981-06-01

## Location and Details of the site -

### Coordinates

Latitude: 51.5503 / 51°33'0"N  
Longitude: -0.1578 / 0°9'27"W  
OS Eastings: 527828  
OS Northings: 185094  
OS Grid: TQ278850

### Location Encoding

Mapcode National: GBR DW.0WH  
Mapcode Global: VHGQS.69YD  
Plus Code: 9C3XHR2R+4V  
Maidenhead Locator System: IO91wn12  
What Three Birds: killdeer.martin.shag



### **Design and Character and Policy's Considered**

The following policies have been extracted as relevant to this type of development and adherence to these has been demonstrated throughout all aspects of the scheme:

National Planning Policy Framework (NPPF)  
The London Plan  
London Housing Design Guide (LHDG)  
Opportunity Areas  
The London Plan  
The Borough Wide DPD

Student Housing  
London Plan; Housing SPG; Affordable Housing and Viability SPG  
Supplementary Planning Guidance  
Strategic planning issues and relevant policies and guidance  
The relevant issues and corresponding policies are as follows:

Urban design  
London Plan; Shaping Neighbourhoods: Character and Context  
SPG; Housing SPG; Shaping Neighbourhoods:  
Play and Informal Recreation SPG  
Inclusive design  
London Plan; Accessible London: achieving an inclusive environment SPG

Transport  
London Plan; the Mayor's Transport Strategy

Climate change  
London Plan; Sustainable Design and Construction SPG; Mayor's  
Climate Change Adaptation Strategy; Mayor's Climate Change  
Mitigation and Energy Strategy; Mayor's Water Strategy

### **Other Policy's Considered**

National Planning Policy Framework (MHCLG, February 2019)  
Policies 7.1, 7.4 and 7.6 of The London Plan (March 2016)  
Policy D4 of the Draft London Plan Intended to Publish (December 2019)  
Policy CP3 of the LDF Core Strategy (July 2010)  
Policies BP8 and BP11 of the LDF Borough Wide Development Plan Policies DPD (March 2011)  
The Residential Extensions and Alterations Supplementary Planning Document (February 2012)  
Policies SP4, DM11 and DM16 of the Draft Local Plan (Regulation 18 Consultation version, November 2019).

### **Parkhill and Upper Park Conservation Area**

Parkhill and Upper Park Conservation Area is part of the nineteenth century London suburb of Belsize, running along the east side of Haverstock Hill. The area is defined by the busy, urban nature of Haverstock Hill and the quiet residential streets that branch from it.

The quality of the landscape is defined by the hilly topography, the mature trees and the tranche of back gardens behind the houses lining the streets, a typical characteristic of 19th century residential areas.

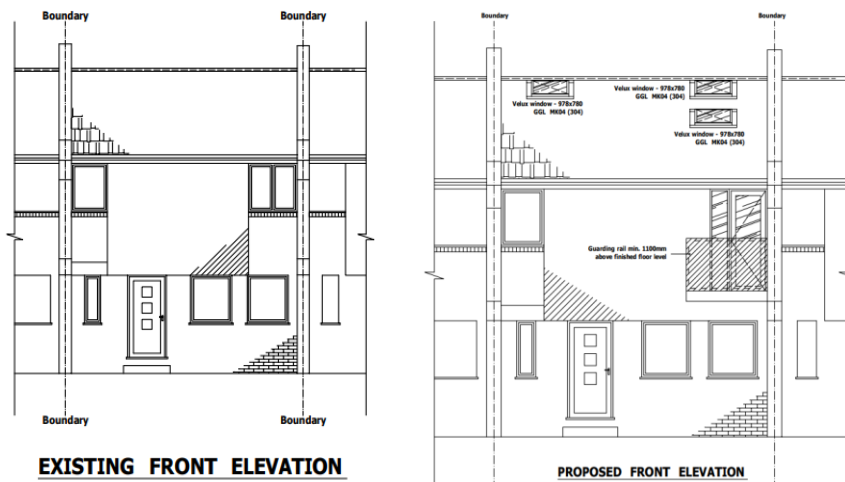
Italianate Victorian semi-detached houses are the characteristic building type, with twentieth-century housing styles ranging from garden suburb to modern movement and contemporary insertions. The Lawn Road Flats, Isokon Building, is a seminal landmark of the 1930s, which is also a symbol of the flowering of British twentieth century art in this area in the 1930s. Resident artists included Henry Moore, Barbara Hepworth and Ben Nicholson, as well as Naum Gabo, Maholy-Nagy and other émigrés from Europe.



### Layout of the Proposed Works-

The modernisations to the property will allow the occupiers to have a much-needed modern usable space. With the added benefit of enhanced natural light into the property. The layout within the dotted lines shows the existing and proposed property.

### Proposed GF Layout for Extension



Existing Rear

### Amenity Space

The front or the side of the building is a convenient space for access and is currently used for waste. The client's garden space will not adversely affect this space.

### Daylight and Overshadowing

There is no change to both the neighbouring buildings by this new development. A basic desktop survey assessment indicates that "the proposal will not cause an adverse change in light level to existing neighbouring habitable rooms apart from what you would expect from a modification of this type. The proposed development is of similar scale to neighbouring modifications which also do not appear to create adverse overshadowing.

### Sustainability

Due to the nature of this application, it is not a general requirement to provide a pre-assessment or meet BREEAM guidance however, the sustainability of the proposal has been considered from the outset. The scheme will aim to meet Level 3 to 4 Code for Sustainable Homes as well as achieve the necessary SUDs which will be set out as a planning condition.

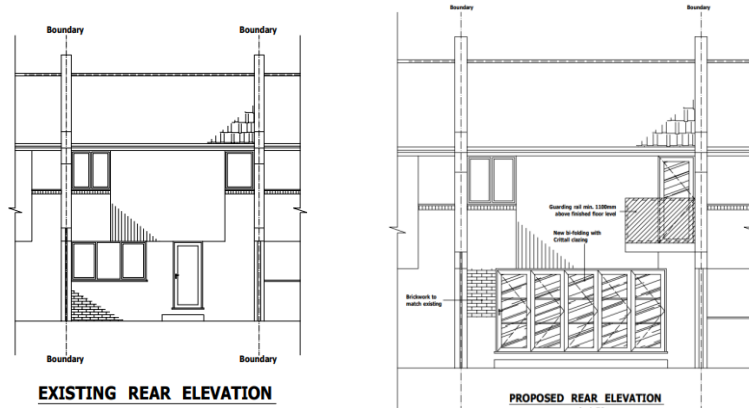
### Environmental Concerns

A flood risk assessment of the site has not been carried out

### Safety and Security

It is not considered that the proposal will jeopardise the safety or security of the future occupants. Accessed through a secure and private front entrance. The entrance door to the property will be secure. Adequate security systems for lighting will be incorporated at detailed design stage if needed.

## Existing Rear View



## Transport and Waste

A site assessment has been carried out and dispose of waste can be either at the front or the side of the premises in designated areas.

## Vehicular Access

There will be no change to the existing parking arrangements for the house. There is still parking areas in the road and surrounding areas.

## Relevant Planning History

Application site – There has not been any complex changes in the building and site since the building had been constructed apart from what has already been addressed.

No. 1 Parkhill Walk- 2005/1701/P – Application for Certificate of Lawfulness for a proposed infill extension to the front of the existing property – Granted - 30/06/2005

No. 3 Parkhill Walk

2009/2687/P - Erection of an infill extension to the front at ground floor level and the replacement of rear ground floor window and door with timber framed French doors, to existing dwelling – Granted - 18/08/2009

No. 5 Parkhill Walk

PE9900357 - The demolition of a refuse store and the erection of a front extension, including a new entrance door and two additional windows – Allowed on appeal - 21/02/2000

No. 8 Parkhill Walk

PEX0100071 - Erection of a new wall to the front porch area including the installation of a new window – Granted - 13/03/2001

## Planning Precedent

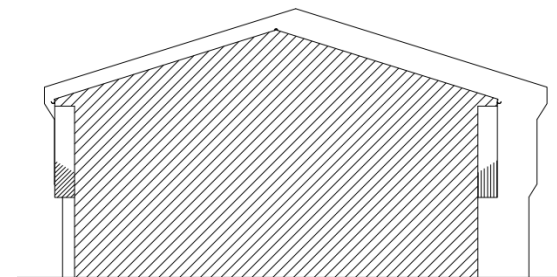
There are a number of properties in the surrounding area who have also have similar balconies and alterations. The property is not listed but is located within the Parkhill and Upper Park Conservation Area and is occupied as a single family dwellinghouse. Number's 1-8 are identified within the conservation area appraisal as making a neutral contribution to the character and appearance of the conservation area

## ACCESS

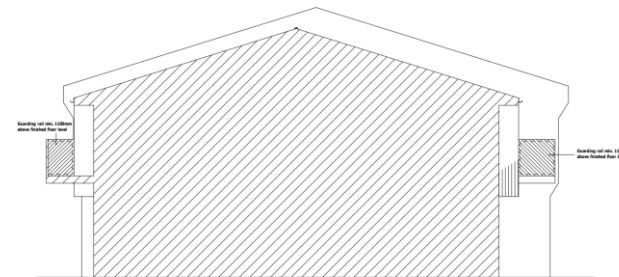
### Inclusive Access

Consideration has been given towards both The Equality Act 2010 (to ensure compliance with statutory legislation) and Approved Document Part M (to ensure compliance with the Building Regulation Standards), with relation to internal and external access. It is considered the proposal meets policy guidance and the layout is an easy to navigate layout. Compliance with the principle of Lifetime Homes ensures increased accessibility with easily adaptable spaces at entrance level.

## Proposed Rear View



EXISTING Adj. SIDE ELEVATION B-B



PROPOSED Adj. SIDE ELEVATION B-B

### **Previous Applications and the New Design**

There doesn't appear to have been any other applications relating to this property in the past from when it was built. The materials used in construction will be similar to the existing properties in the area and will be in keeping to the surroundings. The proposal will not cause any "lack of openness", or over shadowing, nor will it affect the street scene. We believe this proposal is a more improved design.

### **Added Information: Camden Relevant Policy**

Camden has a duty under the Planning (Listed Building and Conservation Areas) Act 1990 (sections 69 and 72) to designate as conservation areas any "areas of special architectural or historic interest, the character or historic interest of which it is desirable to preserve or enhance" and to pay special attention to the preserving or enhancing the character or appearance of those areas.

Designation provides the basis for policies designed to preserve or enhance the special interest of such an area. Designation also, importantly, introduces greater control over the removal of trees and more stringent requirements when judging the acceptability of the demolition of unlisted buildings that contribute to the character of the area.

Government policy on conservation areas is set out in Planning Policy Statement 5 (March 2010). This supersedes Planning Policy Guidance Note 15: Planning and the Historic Environment (1995). English Heritage has produced Guidance on Conservation Area Appraisals (2005) and Management of Conservation Areas (2005) which have been used as a framework for the appraisals. These documents set out the rationale and criteria for designation and the way in which information should be presented in order to best support the preservation and management of designated areas.

### **London Borough of Camden's Policy**

The Council's policies and guidance for conservation areas are contained in the Camden Core Strategy and the Camden Development Policies of the Local Development Framework (LDF) (adopted November 2010), and in the Camden Planning Guidance (CPG) (adopted December 2006, Stage 1 revisions adopted April 2011 and Stage 2 revisions awaiting adoption later in 2011). The policies and guidance reflect the requirements of national policy.

### **Conclusion**

#### **With This Proposal:**

There is no loss of any features, which would be a detriment to the locality.

The development would not interrupt any important views.

The purpose of this statement is to demonstrate that the proposal does not conflict with relevant planning policies, and will not have a negative impact on the neighbouring properties and those in the surrounding area, or on the character of any Conservation Area.

The land has not been allocated for other uses and therefore is not essential for the local community.

The development is in keeping with adjoining developments in the area. The proposals are in easy reach of the local services and the Primary Road Network.

The scale and massing of the proposals are considered satisfactory.

Approved materials will be used. It is proposed that the development complies with these Policies.

#### **Conclusion**

The proposal has been well thought out on the basis of design, security and accessibility. These modifications can only improve the accommodation and security for the client and any future householder.

The street scene is unaffected. Private outside amenity space is minimally affected as the rear, side and front garden areas all afford privacy behind the existing boundary treatments.

## Planning Statement

This is short written description and explanation of the proposal, other relevant details can be found in the first part of the document under Design and Access:

### Proposal

The proposal is to create new rear doors at ground floor level; installation of new front and rear balconies at first floor level and associated replacement of front and rear windows with doors; insertion of new front rooflights. The relevant Planning Policies with regard to this proposal are addressed:

We further contend that the development is fully compliant with Local Plan policies, and in particular LP33, which serves to protect, conserve and enhance conservation areas. The proposal will preserve and enhance the character of the area, and in no way will it have a detrimental impact.

Built / Heritage Context Redbridge Policy LP33 (Heritage) states that with regard to proposals in Conservation Areas the Council will protect heritage by: (a) Supporting development proposals within Conservation Areas which preserve or enhance the character or appearance of the area; (b) Supporting development proposals within Residential Precincts, that respect their intrinsic character; (c) Prioritising the conservation of heritage assets when considering the overall impact of development proposals upon their significance and importance; (d) Resisting development that does not preserve or enhance the character of designated heritage assets and refusing planning permission for development proposals that will result in harm to or the loss of the significance of a designated heritage asset, unless the developer can demonstrate that the proposal achieves public benefit that outweighs any harm to or loss of the heritage asset in accordance with paragraphs 133 and 134 of the NPPF; and (e) Requiring development proposals affecting heritage assets or their setting to provide a Conservation Statement containing a detailed understanding of their significance, demonstrating how the proposal will not harm the special interest or significance of the asset and, where possible, takes opportunities to enhance the asset or its setting.

Sustainability and energy conservation are addressed by conforming to current building regulations and the fact that this addition is of standard low embodied energy construction.

Planning Policy Noted above and Include:

PLANNING POLICY AND CONSIDERATIONS In developing the proposed scheme the following policies have been considered:

London Plan 2015: •7.4 (Local Character) •7.6 (Architecture) Core Strategy 2010: •24 (Design) Development Management Local Plan 2015: •DM1 (High Quality Design)•DM2 (Development and Amenity) National Planning Policy Framework 2012: •7 (Requiring Good Design) SPD/SPG: Local Authority SPD Residential.. Extensions and Alterations (2009

## Crime Prevention/Safer Places Report

**Crime Prevention/Safer Places Report required** *Proposals involving uses of buildings (including change of use and extensions) as betting shops, bail hostels, HMOs, Faith Centre, Medical Centres, Hotels or other uses that could give rise to anti-social activity or fear of crime.*

Seven attributes of sustainable communities that are particularly relevant to crime prevention are set out below.

Access and movement:

Surveillance: Presently the unused space at the rear of the building allows passers-by to through refuse and possible places to hide.

Physical protection: All main doors will have good quality security features and locks enabling all users of the building to feel secure and safe.

### Conclusion

The proposal has been well thought out on the basis of security and accessibility. The modifications to the building can only produce clearer views and more activity enhancing the potential for natural surveillance.