

55 SOUTH HILL PARK

NANCY  
GOULDSTONE  
ARCHITECTS

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55 SOUTH HILL PARK  
DESIGN & ACCESS STATEMENT

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MAY 2023



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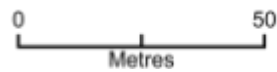
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## 55 South Hill Park



Plan Produced for: NANCY GOULDSTONE ARCHITECTS

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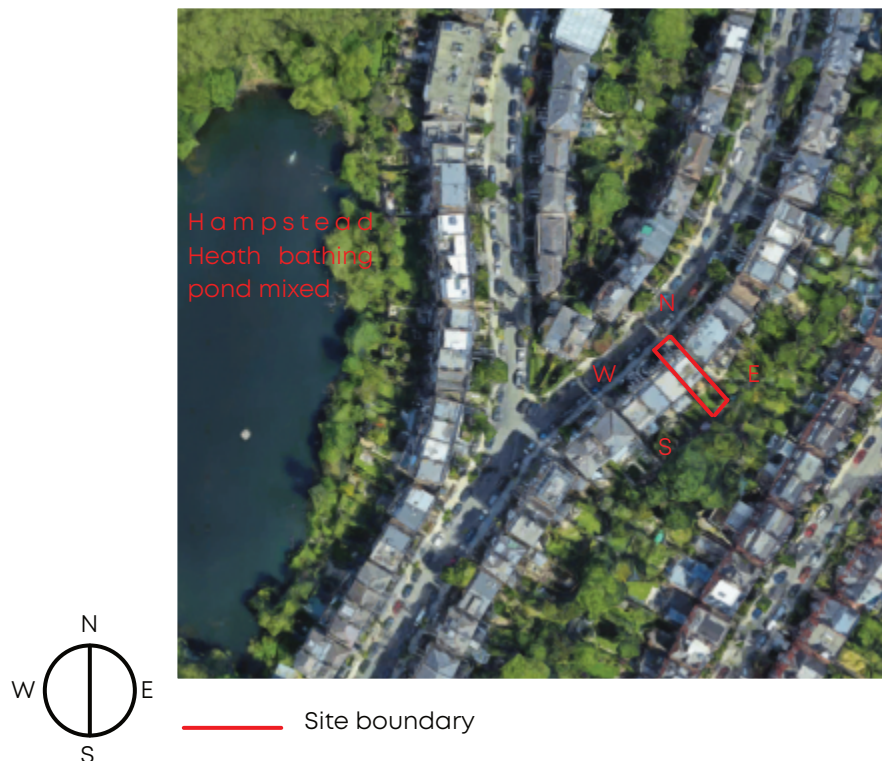
Plan Reference Number: TQRQM23117122129082

Scale: 1:1250 @ A4

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## 01. THE SITE

1. 55 South Hill Park is a residential end of terrace Victorian era townhouse within a group of four set over five stories.
2. The property is constructed on a sloping site with the pavement ground level on the front of the property almost level with the lower ground floor.
3. The raised ground floor's relationship to the pavement ground level to the front of the property is more similar to that of a first floor storey.
- 4.. There is a significant change in level from the lower ground floor level up to the rear garden level. Almost 2m between the street level and the rear garden level.
5. The Property sits within the London borough of Camden and within the South Hill Park Conservation area., Specifically within the Sub Area 1 which is for South Hill Park and the South Hill Park gardens.
- 6.. The building is not listed.
7. The building is noted along with many of South Hill Park houses as 'A building making a positive contribution' to the Conservation area.
8. It lies within a Flood zone 1 area which means it has a very low risk of flooding.







FRONT ELEVATION OF 55 SOUTH HILL PARK, NW3 2SS





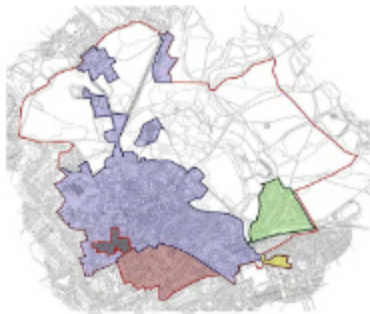
REAR ELEVATION OF 55 SOUTH HILL PARK, NW3 2SS

## SITE HISTORY

Prior to 19<sup>th</sup> century urban development, the area was farmland, forming parts of two separate estates. The 1866 Ordnance survey map shows the area as two large fields separated by a hedgerow running in a north east direction.

South Hill Park and South Hill Park Gardens were developed by Thomas Rhodes from 1871 onwards as housing for the growing middle classes. Hampstead Heath station was built before development of the Conservation area and provided the stimulus for its development as an early residential suburb.

The first building on South Hill Park was The Magdala Tavern which was built in 1868. Development progressed northwards and by 1873 several properties in South Hill Park were already occupied. Development continued over the next decade. South Hill Park became a renowned location for experimental designs by the first generation of post second world war architects, some of which were designed as in-fill developments on bomb sites.



Current conservation Area map for Camden - green shows South Hill Park conservation area



1866 Ordnance Survey



1883 Ordnance Survey



1891 Ordnance Survey



## SITE AERIAL VIEWS

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Rear elevations aerial view



Front elevations aerial view



55 SOUTH HILL PARK



Rear Elevations facade aerial view



Front elevations aerial view





South Hill Park rear facades (south east facing rear facades) image taken Google Earth maps accessed May 2023

## 02. THE PROPOSAL

The proposal comprises of a modest rear extension over two levels, lower and raised ground floors, in line with the neighbouring rear extension at 53 South Hill Park, with an associated green roof and new roof light.

The proposed design seeks to offer a subtle and unobtrusive, high quality contemporary design which responds to its context and respects the architectural heritage and character of the South Hill Park Conservation Area.

By referencing traditional design elements, sympathetic materials, and maintaining visual coherence with neighbouring properties, the development aims to enhance the area's unique identity while minimising any adverse impact.

At lower ground floor level (ground floor level with the pavement to the front of the house) the rear extension will infill the current light well area.

The current light well area is dark and un-useable and does not offer meaningful amenity to the lower ground floor. The proposed design offers an open plan arrangement over the two floors of the new extension, allowing natural light to permeate the lower ground floor via the stairwell as well as via a large floor light that will sit in the floor of the raised ground floor.

All existing retaining walls are to be maintained in the light well area. New walls will be built within the existing area to accommodate the new habitable internal space. This will allow a currently unused space with amenity to become an attractive and light filled internal space which offers much needed additional family space to the owners of the property.

At raised ground floor level, the rear extension is to match the size and scale of the neighbouring extension at 53 South Hill Park which gained planning permission in 2009.

The proposal at raised ground floor level seeks to replace the existing unattractive balustrade and railings to the light well void and associated modern timber platform which lie to the rear of the rear facade at raised ground floor level with a design sympathetic to the existing Victorian house and the South Hill Park Conservation area.



The proposal has referred to the CPG1 2015 which specifically mentions extensions and alterations to existing buildings and complies in the following ways with its key messages:

- **Alterations should always take into account the character and design of the property and its surroundings.**

The design of the rear extension takes account of the character and design of the existing house and its surroundings within the South Hill Park Conservation area by using sympathetic materials, traditional detailing. The proposed extension has been thoughtfully designed to preserve the distinctive character and unique qualities of the area. By employing traditional design elements such as brick arches, deep window reveals and delicately proportioned glazing bar details and sympathetic materials such as London stock brick, the development maintains the architectural integrity of the property and contributes positively to the overall character of the conservation area.

- **Windows, doors and materials should complement the existing building.**

The new window proposed on the rear elevation has been designed in direct reference to the existing fenestration design of the rear facade. The new arched window lies centrally located with the sash windows above. Likewise the new arched doorway is located in order to line up as much as possible with the windows that lie above it.

The material of the windows and doors in steel has been selected as it allows for delicately sized members in keeping with the existing heritage sash windows which have very slender glazing bar details. These will read as the same depth and will allow the facade to read in a cohesive way.

The windows and doors are set back from the facade with reveals in keeping with the Victorian detailing of the house.

- **Rear extensions should be secondary to the building being extended.**

The scale of the extension is subordinate to the house with only one storey visible above the garden level. A further four storeys lie above the level of the proposed extension.

The height of the proposed rear elevation respects the existing pattern of rear extensions on South Hill which are not of uniform height nor of uniform design but on nearly all areas of the rear elevation there are rear extension. The proposed rear extension will create more uniformity by adding the extension which will line through with the neighbouring extension.

The width of the rear extension has been designed so that it is not visible from the street and it respects the rhythm of existing rear extensions.

Preservation of Conservation Area Character & Compliance with the South Hill Park Conservation area guidelines

Throughout the design process, careful consideration was taken of the Conservation Area Statement for South Hill Park. The proposed development aligns with the guidelines and objectives of the Conservation Area, as it seeks to preserve and enhance the area's unique character, historical context, and architectural significance.

The South Hill Park Conservation Area is noted for its Italianate style architecture with large semi detached villas with elaborate plasterwork and detailing to the front elevations but with simpler plainer rear facades in London stock brick with simple segmental brick arches to window and door openings.

The proposed extension has been thoughtfully designed to preserve the distinctive character and unique qualities of the area. The proposed design uses the same brick as the existing house as is visible on the rear elevation and takes inspiration from the existing brick arch to the rear door opening. By employing traditional design elements and sympathetic materials, the development maintains the architectural integrity of the property and contributes positively to the overall character of the conservation area.

The choice of materials, specifically the London yellow stock brick, allows the new extension to read in harmony with the existing building and surrounding properties, creating a modest and sympathetic transition between old and new and maintaining the pleasing aesthetic of the South Hill Park Conservation area.

The rear facades of the houses in the stretch of houses adjacent and including no. 55 are not uniform per se. A plethora of styles and even scales of extensions exists. 55's proposed extension would match the extension of its mirrored building at 53 in terms of scale and height. It would be one of the more modest extensions on the stretch of houses, many of which reach two storeys above the garden level.

Minimal Visual Impact:

The rear location of the proposed extension ensures that there is no public view of the extension. The design takes into account the property's existing building line and respects the scale and massing of the surrounding properties.

The design of the extension with its London stock brick and plain brick arches would be a subtle and unobtrusive presence within the conservation area. The symmetry of the terrace would be improved by the new extension as on either side of 55, both properties already have rear extensions.

The rear extension at 55 will respect the existing rhythm of the rear streetscape terrace of South Hill Park which is not uniform but is consistent in that nearly all properties have single or two storey extensions.

The proposed extension is keeping with the design of the extensions already in place on the terrace.

The design is in line with the Camden Local Plan 2017 which states that

Local context and character

7.2 The Council will require all developments, including alterations and extensions to existing buildings, to be of the highest standard of design and will expect developments to consider:

- character, setting, context and the form and scale of neighbouring buildings;
- the character and proportions of the existing building, where alterations and extensions are proposed;
- the prevailing pattern, density and scale of surrounding development;
- the impact on existing rhythms, symmetries and uniformities in the townscape;



## BIODIVERSITY

The proposal seeks to add biodiversity to the site by utilising a sedum green roof to the new extension.

### XF 301 Sedum Blanket Extensive Green Roof System

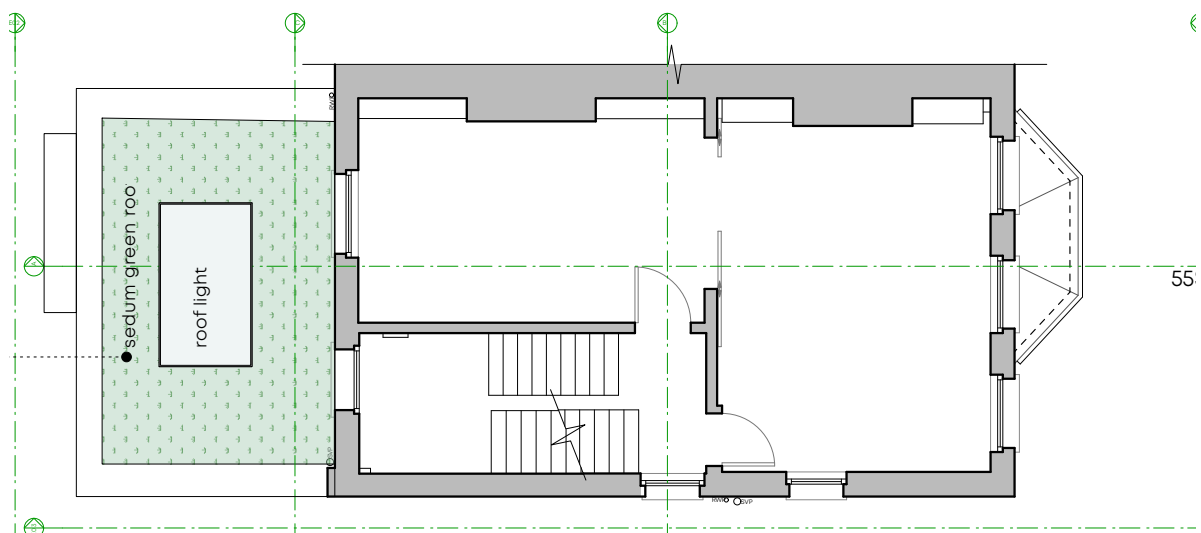
Simple sedum blanket systems have been shown to have benefits for a limited range of invertebrate species. Sedum flowers do provide foraging for pollinators, especially bees in late June.

#### BauderGREEN XF 301 sedum system

The BauderGREEN XF 301 sedum system has been designed to be a lightweight, single layer, green roof product. It enables green roofs to be installed on structures with very low weight loadings. Typically, the product is installed with BauderGREEN SDF mat to give adequate drainage.

##### Intended Use

BauderGREEN XF 301 is installed on flat roofs with BauderGREEN SDF mat and on pitches of  $\geq 2^\circ$  it can be laid directly onto the waterproofing. The pre-grown sedum blanket is combined with a moisture mat which retains up to 5 litre of water/m<sup>2</sup> that allows the product to be installed without the need for additional growing medium. The vegetation within the system is a mix of 14+ sedum varieties.



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## 03. PLANNING HISTORY & RELEVANT PRECEDENTS

### THE PLANNING HISTORY OF 55 SOUTH HILL PARK

#### APPROVED PLANNING APPLICATIONS

Planning Ref: CTP/E8/4/19/1204 (R )

Approval Date: 29 March 1971

The erection of an extension at third floor level to provide a studio room.

Planning Ref: PL/9005348/R1

Approval Date: June 1991

The retention of a self contained one bedroom flat at lower ground floor level and a self contained maisonette at upper ground, first, second and third floor levels.

Planning Ref: 9501588 / E8/4/19

Approval Date: 2 February 1996

Change of use and works of conversion to one three-bedroom maisonette, one two-bedroom maisonette and one single bedroom flat, including alterations to windows on the rear elevation at second and third floor levels.

Planning Ref: P9601116 / E8/4/19

Approval Date: 5 July 1996

Change of use from flat and maisonette to a single family dwelling house.

Planning Ref: PWX0002989/R1

Approval Date: 26 March 2001

Erection of rear extension at basement and ground floor levels to provide additional residential accommodation for the existing dwelling house.

Planning Ref: 2008/4657/P

Approval Date: 28 November 2008

Erection of two storey rear extension at ground and lower ground floors to an existing semi-detached single family dwelling.







## NEIGHBOURING PLANNING HISTORY

15 South Hill Park, NW3 2ST

Planning Ref: 2013/5372/P

Approval Date: 9 March 2015

Conversion from 3 x flats (2 x 1 bedroom and 1 x 3 bedroom) into 2 x flats )1 x studio and 1 x 4 bedroom), erection of 2 storey rear extension at lower ground and ground floor level with associated excavation works to the front and rear garden and roof level alterations.

47 South Hill Park, NW3 2SS

Planning Ref: 2012/5966/P

Approval Date: 24 December 2012

Erection of two-storey rear extension to lower and ground floors level following excavation at lower ground floor including creation of terrace at ground floor level to residential flats (Class C3)

49 South Hill Park, NW3

Planning Ref: CTP/E8/4/13/28137

Approval Date: 10 July 1979

The erection of a conservatory in the rear basement courtyard.

51 South Hill Park, NW3

Planning Ref: 18666

Approval Date: 12 April 1974

The erection of an additional storey with a roof terrace and a conservatory at the rear, and the change of use to provide one dwelling unit.

51 South Hill Park, NW3

Planning Ref: 8400878

Approval Date: 16 May 1984

Erection of a single storey conservatory

53 South Hill Park, NW3 2SS

Planning Ref: 2009/3830/P

Approval Date: 8 December 2009

The erection of a single storey rear extension at upper ground floor level to residential (Flat C3)

53 South Hill Park, NW3 2SS

Planning Ref: 2006/0965/P

Approval Date: 16 June 2006

Change of use and works of conversion to form a single dwelling house by combining the basement flat with the residential unit above, including the erection of a ground floor rear extension and the formation of a terrace at that

level.

57 South Hill Park, NW3 2SS

Planning Ref: PWX0102169/R1

Approval Date: 21 May 2002

Erection of a replacement 2 storey rear extension at ground and first floor levels with a roof terrace over and erection of mansard roof extension.

#### RELEVANT NEIGHBOUR APPLICATIONS

59 South Hill Park, NW3 2SS

Planning Ref: 2012/3977/P

Approval Date: 24 September 2012

Conversion from 2x self-contained flats into a single family dwelling (Class C3) and erection of a single storey rear infill extension, a mansard roof extension and associated alterations.

65 South Hill Park, NW3 2SS

Planning Ref: 2012/3977/P

Approval Date: 11 March 2015

Erection of ground floor rear extension, mansard roof extension and associated alterations

67 South Hill Park, NW3 2SS

Planning Ref: 2005/3257/P

Approval Date: 7 October 2005

Demolition and rebuilding of the existing 3-storey rear extension, erection of a single-storey rear/side extension at garden level with a terrace on the flat roof and associated access door and railings, erection of single-storey rear extension with terrace above and associated external garden access staircase, plus erection of a mansard roof extension and new railings and gate to the front boundary plus other elevational alterations.

67 South Hill Park, NW3

Planning Ref: 8400878

Approval Date: 16 May 1984

Erection of a single storey conservatory

## 04. USAGE

The use of the dwelling will not change and it will remain as a single residential dwelling house (C3).



## 05. TREES

No trees will be affected by the development.

## 06. OVERLOOKING, PRIVACY, SUNLIGHT & DAYLIGHT

to neighbouring properties.

## 07. ASSESSMENT

The main considerations as part of the proposal are:

- Design
- Amenity
- Amount
- Scale
- Landscape
- Appearance

### DESIGN:

Please see 'Section 02 - The Proposal' which deals with the design of the property in relation to planning policy.

### AMENITY:

No properties will suffer loss of daylight or sunlight as the extension is only single storey above the garden level and lines through with the existing line of 53 South Hill Park

The existing garden wall and fencing dividing the house and garden from the neighbouring properties at 53 and 57 South Hill Park will be maintained.

The new window on the side elevation has a fence facing onto it which is 2.2m high and therefore prevents any overlooking from occurring or loss of privacy

### AMOUNT:

The use of the dwelling will not change and it will remain as a single residential dwelling house (C3).

### LANDSCAPE:

The landscaping at the front of the property will not be altered.  
To the rear, the garden remains unaltered

No changes to the trees are proposed.

### APPEARANCE:

Minor changes are proposed to the appearance of front elevation, including the replacement of the unoriginal black tiles to the front steps with Portland stone formed steps.

On the set of four properties 51, 53, 55 and 57, decorative plasterwork is in place at third floor level on the front elevations. At present, this is missing from no. 55. The design proposes to reinstate the original design plasterwork so that it matches with no. 53.

The rear elevation proposes to improve the existing appearance by replacing the plastic pipework with traditional wrought iron downpipes and hopper wherever possible

The extension design keeps the existing rhythm of the house - keeping within the width of the original house, only adding an extra storey above garden level.

The proposed new window and door on the rear elevation have been designed to line up with the windows on the original house above them.

## 08. ACCESS

Pedestrian and vehicular access remains unchanged to the property. Circulation within the dwelling is Improved by virtue of increased floor space on the ground floor living areas which will enable less ambulant users to manoeuvre more freely and future adaptations and aids to be fitted without compromising the functionality of the spaces.

## 09. RELEVANT POLICIES REFERENCED IN THIS APPLICATION & THE DESIGN OF THE SCHEME

The property lies within the South Hill Park Conservation area and reference has been taken to the various Planning documents:

South Hill Park Conservation area statement 2001

London Borough of Camden's Local Development Framework 2010-2025

Core Strategy:

CS5 Managing the impact of growth and development

CS6 Providing quality homes

CS14 Promoting high quality places and conserving heritage Development Policies:

DP2 Making full use of Camden's capacity for housing

DP5 Homes of different sizes

DP6 Lifetime homes and wheelchair homes

DP24 Securing high quality design

DP25 Conserving Camden's heritage

DP26 Managing the impact of development on occupiers and neighbours

London Borough of Camden's Planning Guidance 2015

CPG1 Chapter 4 - Extensions, alterations and conservatories Roofs, terraces and balconies

Chapter 5 - Residential development standards Lifetime home standards

CPG2 Chapter 4 Chapter 5

CPG6 Chapter 6 Chapter 7

CPG7 Chapter 9

National Planning Policy Guidance 2012

Hampstead Neighbourhood Plan 2018

Policy DH1: Design

Policy DH2: Conservation areas and listed buildings

### LOCAL AND NATIONAL POLICY

As referenced throughout this statement, the development has considered closely current local planning policy guidelines. Creating large habitable rooms, and maximising natural light and ventilation is in response to national policies such as 'Lifetime Homes' which are to create more flexible and adaptable houses with increased living spaces suited to the changing needs of our population and meeting more sustainable ecological targets.

### PLANNING POLICY - CONSERVATION AREA GUIDELINES

#### Design

Policy A1 of the Camden Local Plan 2017 seeks to ensure that the amenity of communities, occupiers and neighbours is protected and the development



contributes towards strong and successful communities by balancing the needs of development with the needs and characteristics of local areas and communities with visual and outlook as a main factor. Policy D1 seeks a design that respects local context and character while preserving or enhances the historic environment and heritage assets in accordance with Policy D2 Heritage. The proposal must integrate well with the surrounding streets and open spaces, improving movement through the site and wider area with direct, accessible and easily recognisable routes and contributes positively to the street frontage.

### Heritage

The Council will only permit development within conservation areas, and development affecting the setting of conservation areas, that preserves and where possible enhances the character and appearance of the area in line with Local Plan policy D2 and the NPPF. Conservation area designation is a way to recognise the importance of the quality of an area as a whole, as well as giving some protection to individual buildings within it. Conservation areas are not designated to stop all future development or change but to ensure that change is managed to conserve and where possible enhance the historic significance of the area as a whole.

### Extensions and Alterations

Alterations should always take into account the character and design of the property and its surroundings. Rear extensions should be designed to be secondary to the building being extended, in terms of location, form, scale, proportions, dimensions and detailing. In order for new extensions to be subordinate to the original building, their heights should respect the existing pattern of rear extensions where they exist. The width of rear extensions should be designed so that they are not visible from the street and should respect the rhythm of existing rear extensions.