



ARCHITECTURE
INTERIOR ARCHITECTURE
INTERIOR DESIGN

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NOTES:

Please read this statement in
conjunction with the attached drawings,
photographs and other documents.

PLANNING

November 2024
DESIGN AND ACCESS STATEMENT

14a South Hill Park Gardens,
London NW3 2TG

Proposal for the rear elevation replacement of the existing full height glazed window with fully glazed access door at raised ground floor level, introduction of a platform across the lower ground floor to provide access from principle floor level out to rear garden at 14a South Hill Park Gardens, London NW3.

November 2024

Design and Access Statement for
Householder Planning Application

Site Context and Existing Building

The property is a 3-storey end of terrace early 21th century house with basement, attic accomodation and rear conservatory extension. It consists of 5 bedrooms and it fronts South Hill Park Gardens in the South Hill Park Conservation Area. Planning permission is being sought for the replacement of the existing rear elevation full height glazed window with fully glazed access door at ground floor level, for the introduction of a platform across the lower gound floor to provide access from principle floor level out to rear garden and related railings to match the existing.

South Hill Park sits on the south edge of Hampstead. The South Hill Park Conservation Area was designated on August 1988. The designation report notes that *'public interest and concern has been particularly raised in respect of this area over the past few months due to excessive works of excavation at the rear of No.64 (which backs onto N0.1 pond) which were considered to detrimentally affect views from the Heath and the visual character of the area'*. The report also states *'it is considered to be logical to designate this group of properties together since they comprise a fairly homogeneous area in architectural terms.'*

Following designation, an Article 4 direction was authorised by the Secretary of State on 3rd January 1989. The Article 4 Direction covers Nos.32-90 South Hill Park (even) and land at the rear of these properties. It withdraws permitted development rights in respect of Class 1 of the General Development Order 1977 i.e. development within the curtilage of a dwelling house.

The CA Statement divides the area into two discrete sub areas. The two distinct sub areas were laid out by different developers a decade apart, in the late 19th century. The original building plots of the houses, as well as the prevailing architectural style of these buildings has a fundamental impact on the distinct character of the sub areas. The two sub areas are:

1. South Hill Park and South Hill Park Gardens.
2. Parliament Hill, Tanza Road & Nassington Road.

14a South Hill Park Gardens is part of the sub area number 1. The road layout of South Hill Park and South Hill Park Gardens appears on maps as a distinctive loop encroaching into the Heath. The land in this part of the Conservation Area falls not only towards the southern end of South Hill Park and the railway line but also westward towards the Ponds. The visual character and streetscape quality of South Hill Park and South Hill Park Gardens are greatly influenced by this unusual road layout, and its situation on a south west facing slope.

Houses at the southern end of South Hill Park were constructed with a variety of different plan forms and architectural details; they mark a transitional stage in the development of English domestic architecture, basically a Georgian terraced house with differing decorative features drawn from variety of architectural styles. This transitional style gives way further up the hill, to a more consistent architectural form comprising paired Italianate villas, which is the prevailing building style in the northern part of South Hill Park and South Hill Park Gardens.

The Italianate style, inspired by the palaces of Renaissance Italy, was adapted for the mid-Victorian suburban houses of South Hill Park and South Hill Park Garden. Shallow pitched roofs with overhanging eaves supported on brackets, horizontal string courses delineating each storey and individual house being defined by a porch over the front door are the characteristic of this style. All of them are evident in South Hill Park Gardens.

The elaborate architectural detail in this part of the Conservation Area is generally limited to the front elevations and the rear and flank elevations are faced in yellow stock brick with simple segmental brick arches to window and door openings.

The oval shape of South Hill Park Gardens gives rise to an inner oval composed of all the rear gardens of the houses on the inside loop, 14a South Hill Park Gardens is one of these houses on the inside loop. Although not a communal garden, the combination of rear gardens creates a continuous green area that is considerable importance to the area as a whole.

The CA Statement identifies a number of buildings that are notable because of their value as local landmarks, or as particularly good examples of the local building tradition. Such buildings, whilst not statutorily listed are nevertheless important local buildings in their own right and make a positive contribution to the character and appearance of the Conservation Area. Within South Hill Park Gardens the unlisted buildings which make a positive contribution are as follows:

- South Hill Park Gardens: 2-10 (even), 16-24 (even), 1-23 (odd)

14a South Hill Park Gardens is not part of these buildings.





Existing use and accommodation

The dwelling is arranged over five floors with the principle entrance story being at raised ground floor level and accessed via nine steps up from street level, there is also access to a lower ground floor level via six steps down from street level.

Existing access to the rear garden from street level can be obtained via a side gate which rises via a slope and two steps to the garden level, which is at a similar level to the ground floor level.

Existing access to the garden from the lower ground is via some steep steps accessed from the lower ground floor patio.

The existing use is a three storey single family dwelling. There are not proposed change to the internal layout and accommodation within this application.

Planning History and Considerations

14a South Hill Park Gardens.

14a South Hill Park Gardens is a relatively recently constructed single-family dwelling, approved under PW9802608R1 in 1998 for erection of four terraced properties (12, 12a, 14 and 14a).

PW9802608R1 - redevelopment of the site to provide a 3 storey terrace with basement and attic accommodation, comprising 4 five-bedroomed houses, the outermost two of which have single storey rear conservatory extensions. Granted 20/11/1998.

Nighbouring Properties

14 South Hill Park Gardens.

- 2007/0374/P - Erection of single-storey rear extension at lower ground floor level, plus replacement of existing full-height window with door at upper ground floor level to facilitate access over the flat roof of the new extension to the existing raised garden of the dwellinghouse. Granted 04/04/2007. Never implemented.
- 2011/4903/P - Erection of single-storey rear extension at lower ground floor level, replacement of existing full-height window with door at upper ground floor level, and installation of balustrade and metal stairs at rear to dwelling. Granted 22/11/2011. Implemented.

12a South Hill Park Gardens.

- 2007/4043/P - Erection of a lower ground extension at rear to provide a ground floor external walkway to rear garden with 1 metre high privacy screen on existing south boundary wall to single family dwelling. Granted 06/11/2007. Implemented.

12 South Hill Park Gardens.

- 2014/0434/P - Replacement of rear conservatory with full width, single storey extension, replacement of rear window with door and installation of glass balustrade at 1st floor level, installation of new side second floor window. Granted 24/03/2014. Implemented.

All the other three properties part of the development approved under PW9802608R1 in 1998 for erection of four terraced properties applied and obtained Planning Permission for the erection of a rear extension and the provision of direct level connection between the ground floor and the rear garden.

This application seeks planning permission for the introduction of a platform across the lower ground floor to provide access from principle floor level out to rear garden and related railings to match the existing. Rear extension is not part of this application.

The CA Statement identifies a number of *Current Issues*.

The conversion of former houses to flats and maisonettes has led to a number of associated development pressures including:

- *increased on street parking and pressure for forecourt parking*
- *excavation of basement areas for additional accommodation*
- *roof extensions and changes to roof profiles and detail*
- *rear extensions*
- *loss of garden space, hard and soft landscaping*
- *pressure to fell and lop trees*
- *provision of refuse facilities within front gardens*
- *elevation alterations and loss of details*

The proposal has taken into consideration all the above crucial points and its development will not create any additional pressure on the Conservation Area.

Proposed works

The intention of the proposed works is to increase the amenity of the property. The proposed works can be summarised as follows:

- Ground floor: Introduction of a platform across the lower ground floor to provide level access to rear garden.
- Ground floor: Replacement of the existing rear full height glazed window with fully glazed access door at raised ground floor level which will be visually similar albeit openable, which would not change the appearance of the façade at this level.
- Ground floor: Introduction of metal railings to edge of platform to match existing rails. New rails to form edge protection from raised garden level down to Lower Ground Floor level patio below.

Design

It is intended to provide level access from principle floor level out to rear garden. The proposal has given due consideration to the potential loss of privacy to the adjoining property, number 14 when using the proposed access. Currently there is a boundary garden wall between the properties with a grid of stainless steel wires to support planting along the boundary line, this will be retained.

The proposal is at the rear and would not be visible from any public realm. The access platform is also only approximately one quarter width of the rear elevation and is therefore considered adequately subordinate to the bulk of the host building. The development would therefore not significantly harm the character or appearance of the conservation area.

The proposal does not result in any reduction of the existing large rear garden space as it is located entirely within the lower ground floor patio footprint between the main dwelling and the retaining wall of the rear garden which is located at ground floor level.

The proposed changes improve the amenity of the property and ease the use of the external space at the rear of the building. This furthers the continued residential use of the property.

Material

The proposed finishes are sympathetic with the existing building:

- Door from ground floor half landing: glazed full height timber frame.
- Railings: painted metal to match the existing.
- Access deck to rear garden: timber.

Access

As previously noted, there is stepped access into the existing property, with access to the rear garden via lower ground floor level before ascending external steps which offers limited accessibility for disabled persons. The proposal aims to improve the accessibility to rear garden private amenity space though offering residents and visitors to the property access to rear garden from principle storey level, whether fully able bodied or disabled, which will improve current arrangements. There is no alteration to the existing arrangements from the public highway.

Refuse

No changes are proposed

Parking

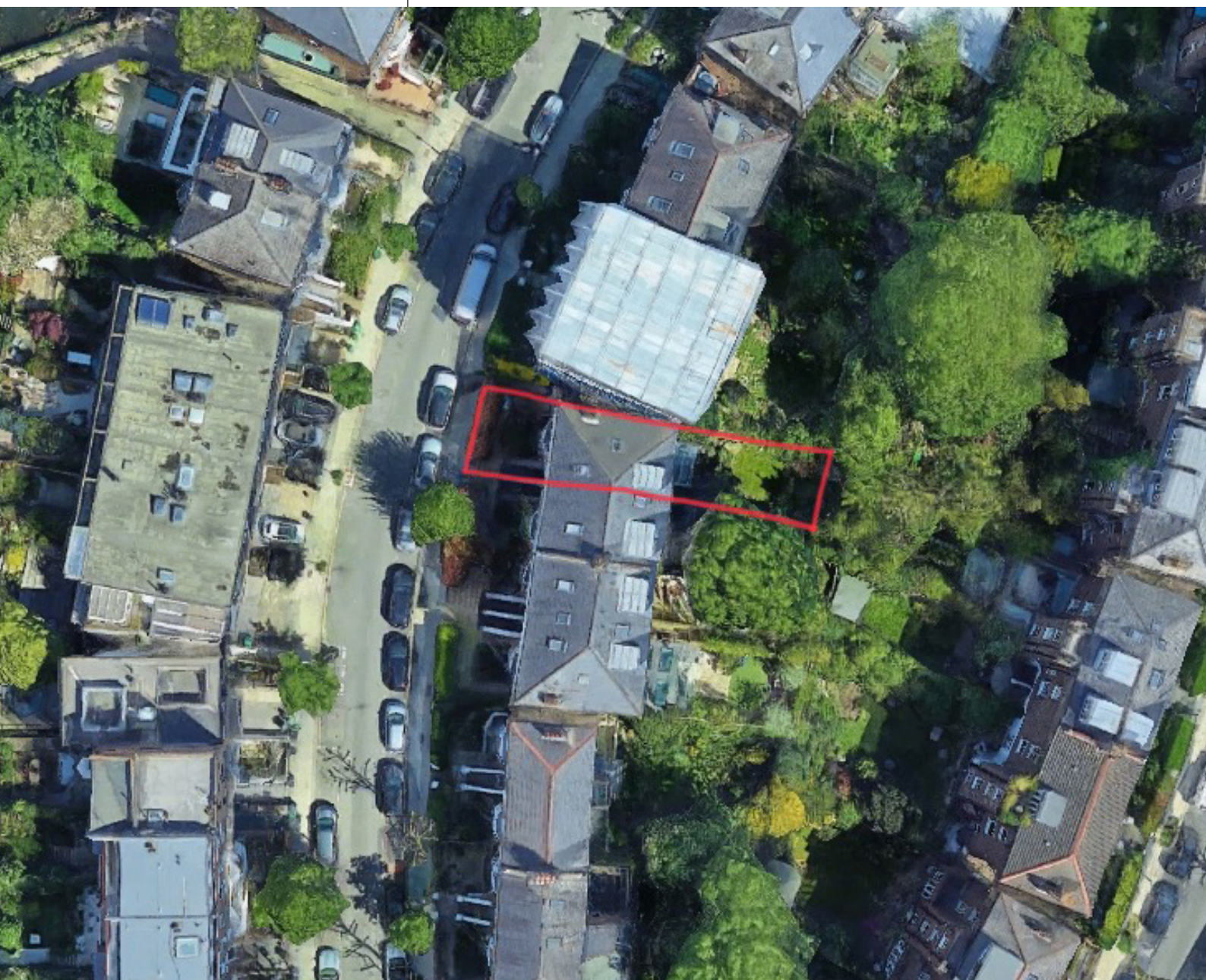
No changes are proposed

Sustainability

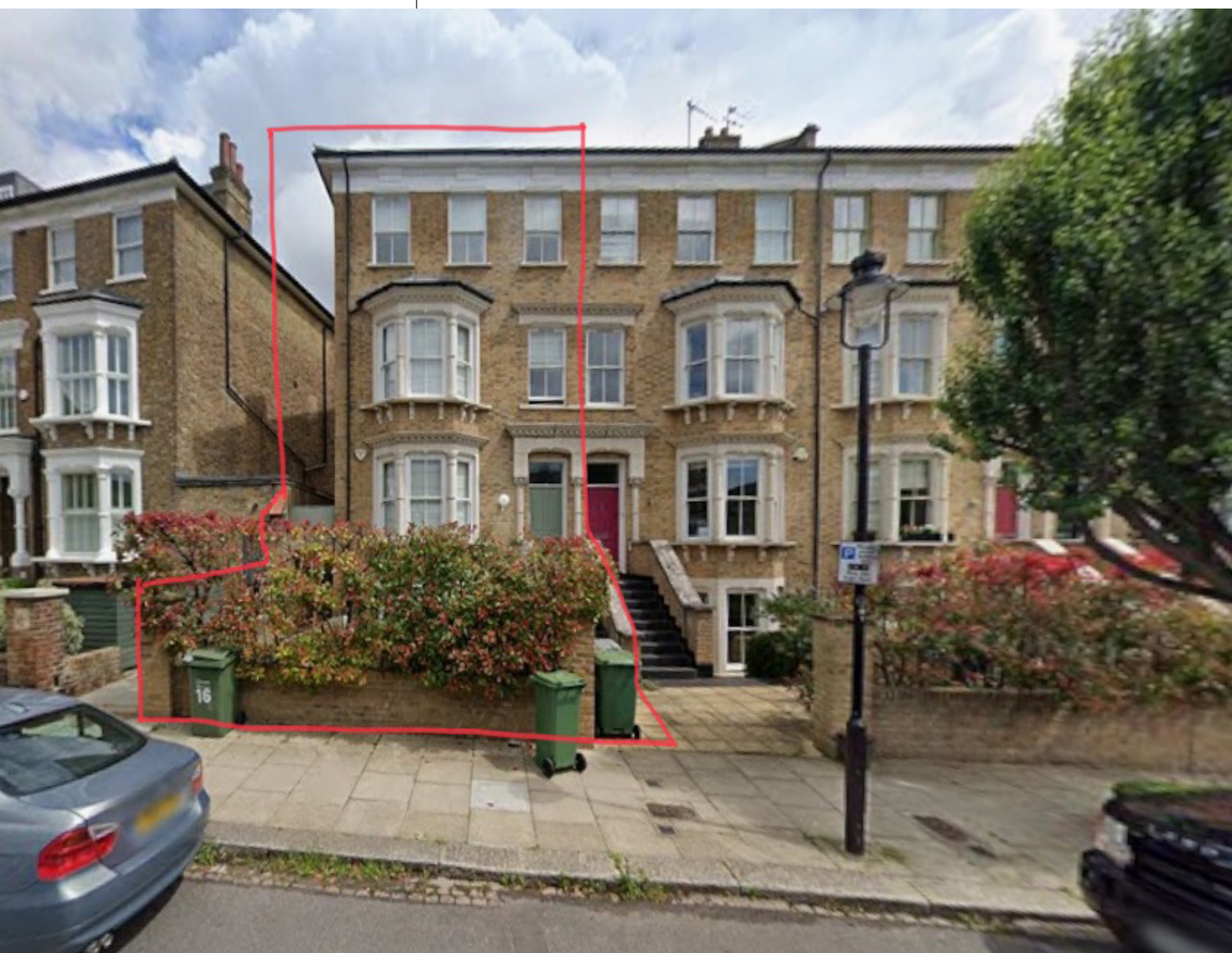
The proposed replacement of the window with a new door will improve the thermal performance of the property.

Summary

- The proposal is for a high-quality scheme using durable materials;
- The proposed alterations will improve the amenity and accessibility of the property to the garden while not materially affecting neighbouring properties;
- The proposed design approach has taken full account of the form and character of the existing building and its neighbours and is not out of keeping with the area;







14a South Hill Park Gardens, front elevation.



