Planning Statement

Application for Discharge of Pre-Commencement Planning Conditions at 31 South Hill Park, Hampstead, London, NW3 2ST

Issue Date: 24/01/25

For and on behalf of Mark Sutcliffe

Condition 4 – Annotated drawings

Method Statements:

Condition 5 – Façades and timber bridge

Condition 6 – Internal joinery

Condition 7 – Kitchen

1. INTRODUCTION

31 South Hill Park (or the 'subject site') is a mid-20th Century building located in the London Borough of Camden. The building is Grade II listed and sits within South Hill Park Conservation Area.

The site benefits from planning and listed building consent (2024/1165/P and 2024/1275/L) for internal and external alterations. This includes the repair and replacement of external woodwork to front and rear elevations, and various minor internal reconfigurations and refurbishment or replacement of existing fittings

The statement of significance for the subject site can be found in a separate appendix to this report, which details the history of the building listing and current condition.

2. PURPOSE

The purpose of this report is to provide supplementary method statements to assist with the discharge of pre-commencement conditions in relation to Listed Building Application 2024/1275/L.

This concerns the following aspects of work:

- Condition 4 - Fully annotated detailed drawings with materials and finishes, product information or samples of materials as appropriate for the relevant aspects of work *
- Condition 5 - Front and rear facades and rear access bridge timber reinstatement method statement**
- Condition 6 – Internal joinery modifications and repair method statement**
- Condition 7 – Kitchen cabinets and associated joinery modifications and repair method statement**

* Annotated detail drawings may include further statements (in light grey) to highlight any minor amendments from the previous applications.
** Method statements are provided for each condition where required, along with a list of any relevant drawings and/or further supplementary reports.

3. DISCHARGE OF PRE-COMMENCEMENT CONDITIONS

Condition 4

Fully annotated detailed drawings with materials and finishes, product information or samples of materials as appropriate [for the following aspects of work]:

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Condition 4a

As noted on Decision notice:

Typical section details of new roof construction and cowel fittings at a scale of 1:1/1:2

Reference drawings (and/or) reports submitted to discharge condition:

- 2306 - 31 South Hill Park - 40002 - Roof Details - PD1
- 2306 - 31 South Hill Park - 40003 - Roof Cowl Details - PD1

Condition 4b

As noted on Decision notice:

Plan, elevation and section drawings of all new double-glazed sealed unit windows at a scale of 1:10 with typical details at a scale of 1:1/1:2.

Reference drawings (and/or) reports submitted to discharge condition:

- 2306 - 31 South Hill Park - 45001 - Fixed Window Details - Type A1 - PD1
- 2306 - 31 South Hill Park - 45003 - Replacement Glazing to External Garden Door - Type C1 - PD1

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Condition 4c

As noted on Decision notice:
Plan, elevation and section drawings of all new double-glazed sealed unit fixed panes and replacement roofs to ground-floor projecting windows at a scale of 1:10 with typical details at a scale of 1:1/1:2.

Reference drawings (and/or) reports submitted to discharge condition:

- 2306 - 31 South Hill Park - 45002 - Oriel Window Details Type B1-B2 - PD1

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Condition 4d

As noted on Decision notice:

Plan, elevation and section drawings of all new double-glazed rooflights at a scale of 1:10 with typical details of junctions with roof at a scale of 1:1/1:2.

Reference drawings (and/or) reports submitted to discharge condition:

- 2306 - 31 South Hill Park - 40004 - Replacement Rooflight typical details - PD1
- 2306 - 31 South Hill Park - 40005 - Replacement Rooflight junction details - PD1

Further comments:

One of the two existing rooflights to be replaced has been specified as an electric opening rooflight. This provides temporary access onto the roof, as is currently the case from the manual opening rooflight positioned above the second-floor corridor.

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Condition 4e

As noted on Decision notice:

Plan, elevation and section drawings of new front entrance door with metal fascia panel and door ironmongery at a scale of 1:10 with typical details at a scale of 1:1/1:2.

Reference drawings (and/or) reports submitted to discharge condition:

- 2306 - 31 South Hill Park - 50001 - Replacement Front Door Details - PD1

Condition 4f

As noted on Decision notice:

Plan, elevation and section drawings of new internal glazed door at a scale of 1:10 with typical details at a scale of 1:1/1:2.

Reference drawings (and/or) reports submitted in relation to condition:

- 2306 - 31 South Hill Park - 50002 - Replacement Glazed Door Details - PD1

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Condition 4g

As noted on Decision notice:

Plan, elevation and section drawings of new room-divider in second-floor front bedroom including fixings as appropriate at a scale of 1:10/1:20.

Reference drawings (and/or) reports submitted in relation to condition:

- 2306 - 31 South Hill Park - 70004 - Vitsoe Room Divider - Bedroom 1 - PD1

Further comments:

The previously shown timber room diver has been omitted in place of a Vitsoe 606 Universal Shelving System owned by the client. The 606 Universal Shelving System was designed by Dieter Rams in 1960, and we believe is in keeping with the spirit of the existing 'Mid-century' internal furniture within the property such as the wall mounted shelving on first floor. The shelving system will be secured between the floor and ceiling with the use of compression fixing plate 'X-post' and simple mechanical fixings into the ceiling. This room divider would be fully removable.

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Condition 4h

As noted on Decision notice:

Plan, elevation and section drawings of new concrete steps to rear lightwell and associated handrail as appropriate at a scale of 1:10 with typical details at a scale of 1:1/1:2.

Reference drawings (and/or) reports submitted in relation to condition:

- 2306 - 31 South Hill Park - 11000 - Site Plan - PD1
- 2306 - 31 South Hill Park - 30001 - Section AA - PD1
- 2306 - 31 South Hill Park - 40007 - External Metal Stair - PD1
- 2306 - 31 South Hill Park - 80001 - Services Ground Floor and First Floor Plans - PD1

- 224057.R.241204 P1 - Structural Appraisal of 31 South Hill Park, Hampstead

Further comments:

The structural appraisal of the property (on 22nd November 2024) raised concerns that there is no obvious form of engineered retention of the embankment in the rear garden (approximately 70 degrees steep). It is believed that the current stability may only be achieved through a covering of loose bricks and the presence of ivy overgrowth [See comment 5.7 p4 of Structural Appraisal report]. To protect the property from future soil movement, the proposals have been revised to include a gabion retaining.

A gabion wall provides a landscaped solution for soil retention and will be formed of 200-100mm Gabion limestone. The stone fill will be clean, rough quarry stone free from dust, clay and deleterious materials. The gabion containers will be formed from galvanized wire.

A metal staircase replaces the previously shown concrete steps. The external metal staircase has been designed as a maintenance only alternating staircase. This provides a vastly improved method of accessing the lower garden area safely, as currently the only method to gain access to the lower garden area is to prop a ladder against the embankment without any stable support. The final design proposal will be agreed with Building Control and the metal fabricator/ structural engineer.

The heritage impact of the metal staircase and gabion wall is negligible. The proposals will improve safety and address the long-term structural risks associated with the existing garden embankment.

Condition 5

As noted on Decision notice:

Prior to the commencement of works, a method statement supported by a condition survey of the existing fabric, including details of all reinstatement, repair and redecoration works to the external timber on the front and rear facades and rear access bridge, shall be submitted to and approved in writing by the local planning authority. The relevant part of the works shall not be carried out otherwise than in accordance with the details thus approved.

Reference drawings (and/or) reports submitted in relation to condition:

- 2306 - 31 South Hill Park - 21001 - Front Setting Out Elevations - PD1
- 2306 - 31 South Hill Park - 21002 - Rear Setting Out Elevation - PD1
- 2306 - 31 South Hill Park - 40006 - Bridge details - PD1
- Six_Heritage_RPT_South_Hill_Park_071124_SH-1124-01-A

METHOD STATEMENT

Introduction

Based on the condition survey of the front and rear timber facades and timber bridge by Six Heritage (on 7th November 2024) our proposal is for the complete replacement of these timber elements with new Iroko tropical hardwood.

The reasoning for this is based on the following observations:

- The condition of the existing external timber elements is not suitable for preservation due to the level of decay and distortion.
- The existing external timber elements have been later painted with an impervious paint, which prevents moisture evaporating naturally and has further contributed to the extent of decay. Removing this would require dismantling and planing down the painted finish which would change the profiles of the timber and could make reassembly unfeasible.
- The façade has already undergone a period of localised replacement – with evidence of more stable tropical hardwoods being used to repair areas where the original softwood has decayed. This piecemeal approach has not provided a long-term solution, and a programme of further local repair would likely run the risk of cyclical refurbishment being required again in the future.
- As tropical hardwoods are already present within both the elevations and the bridge, there is precedent for continuing to use certain ethically sourced species such as Iroko as replacement elements due to their superior durability and stability – reducing the demand for future maintenance.
- Replacing all timber elements with new Iroko will ensure the reinstated elements and have a unified appearance that reinstates the original design - without potentially messy joints across the façade between new and old.

- By reinstating the timber elements at South Hill Park there is an opportunity to omit the need for a painted finish, and instead look to protect the timber with oil-based finishes that enhance the timbers natural character as per the original design and provides essential UV protection. This we believe will significantly enhance and preserve the appearance of the building and will be closer to what was originally built – (See Fig 1 and Fig 2 on the next page).
- By re-constructing the timber bridge to address the structural concerns regarding the bridge bearings while not compromising the original design. This will remove the need for temporary metal props on the embankment side as is the case currently. See drawing 2113 - South Hill Park - Bridge details – 40006, with structural modifications and fully annotated detailed drawings included.

Approach to reinstatement of timber elements (Front, rear façade and bridge)

Stage 1: Dismantle

- Carefully remove the existing external timber elements from the front, rear and timber bridge.
- Survey and record the existing timber elements to confirm profile dimensions, jointing methods and fixing details.
- Removal of non-original capping's and flashings

Stage 2: Reinstatement/ repair

- All new timber elements to be formed of solid Iroko - Kiln dried - FSC certified (Supplier: Lathams timber or similar)
- Previous profiles and cladding joists to be matched and reassembled in the same location
- Boards to be secured with countersunk and grain pelleted contemporary mechanical fixings following S.E details
- New aluminum flashings to be installed with appropriate drip – see MAP details 40002

Stage 3: Redecoration / finishing

- All timber faces are to be finished with an appropriate oil-based treatment (Osmo Oil UV-Protection Oil Extra 420 clear or similar following samples on site).
- All exposed end grains are to be treated with an appropriate oil-based end grain sealer (Osmo Oil End Grain Sealer or similar).

Figure 1- Original cladding tone - Modern House date unknown

Figure 2- Rear Elevation by Albert Behr 1961

Figure 3 - 2024 Site photo with later painted boards and over cladding at the eaves

Condition 6

As noted on Decision notice:

Prior to the commencement of works, a method statement including details of dismantling, modifying, repairing and reassembling of all joinery items to be relocated within the application property, shall be submitted to and approved in writing by the local planning authority. The relevant part of the works shall not be carried out otherwise than in accordance with the details thus approved.

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policy D2 of the Camden Local Plan 2017.

Reference drawings (and/or) reports submitted in relating to condition:

- 2306 - 31 South Hill Park - 70001 - Dismantle_Second Floor Bedroom Elevations - PD1
- 2306 - 31 South Hill Park - 70002 - Bedroom Detail Plans - PD1
- 2306 - 31 South Hill Park - 70003 - Relocated Desk Carpentry Details - PD1
- 2306 - 31 South Hill Park - 11001 - Ground and First Floor Setting Out Plans - PD1
- 2306 - 31 South Hill Park - 11002 - Second Floor and Roof Setting Out Plans - PD1

METHOD STATEMENT

Approach to dismantling, modifying, repairing and reassembling

Second floor

Existing bespoke wall mounted shelving (Item 1 – drawing no 70001)

Stage 1: Dismantle

- Surveyed and labeled to assist re-construction
- Care taken to dismantle with mechanical wall screws removed first and any glued timber connections cut by hand with a fine saw for reassembly
- To be completely disassembled into parts to prevent damage when moving

Stage 2: Modifying and repairing

- Any joints damaged during the disassembly process to be carefully sanded
- Existing varnish to be retained

Stage 3: Reassembling

- To be reconstructed on lower ground floor (as shown on drawing no 70002)
- Existing wall connection points to be re-used with new masonry wall screws and plugs to match existing
- All jointing methods to be matched like-for-like to existing with new screws + dowels as necessary

Existing fitted bed retained (Item 2 – drawing no 70001)

Stage 1: Dismantle

- Surveyed and labeled to assist re-construction
- Completely disassembled to aid the process of moving to the lower ground floor and to prevent damage when moving
- Adjoining desk will likely need to be dismantled fist to remove timber paneling mechanically connected to the end of the bed

Stage 2: Modifying and repairing

- Any joints damaged during the disassembly process to be carefully sanded
- Existing varnish to be retained

Stage 3: Reassembling

- To be reconstructed on lower ground floor (as shown on drawing no 70002)

<u>Existing desk (Item 3 – drawing no 70001)</u>

Stage 1: Dismantle

- Surveyed and labeled to assist re-construction
- Timber paneling forming frame of desk and drawers/mechanisms to be completely disassembled
- Linoleum worktop to be set aside for modification
- Existing shelf brackets supporting side paneling and drawers to be retained

Stage 2: Modifying and repairing

- Any joints damaged during the disassembly process to be carefully sanded
- Linoleum worktop to be cut with a fine plunge saw into new size (refer to drawing no 70003)
- Timber panels to be lightly sanded to removed existing varnish and re-varnished with a clear furniture varnish

Stage 3: Reassembling

- Timber paneling forming frame of desk to be reconstructed in new configuration of the re-sized worktop (refer to drawing no 70003)

Existing bedroom wardrobes to be retained (Item 4 – drawing no 70001)

Stage 1: Dismantle

- Sliding doors to be carefully removed and existing mechanisms to be recorded, removed and discarded

Stage 2: Modifying and repairing

- Re-installed in new location. All detailing to match existing with new mechanisms installed to match existing and improve functionality
- Existing doors may require minor trimming (maintaining original proportions) to fit in new location

Stage 3: Reassembling

- As above - all detailing to match existing.
- Separating wall between wardrobes built in plywood with original timber framing reinstated to be visible from the front.
- New 100mm stud wall to form book end to new wardrobes. Studs clad in mdf and painted (to match the finish of existing internal walls).

Non original MDF shelving (Item 4 – drawing no 70001)

Stage 1: Dismantle

- Existing shelving panel to be carefully removed from wall

Stage 2: Modifying and repairing

- No modification or repairing required

Stage 3: Reassembling

- Existing MDF shelving to be re-fitting in the lower ground floor living area with suitable masonry screws
- Existing screw locations re-used

Ground Floor

- Full height Kitchenette cupboards retained, and mechanism only replaced were faulty. Assumed only minor works required.

Condition 7

As noted on Decision notice:

Prior to the commencement of works, a method statement supported by a condition survey of the existing fabric, including details of all modification and repair works to kitchen cabinets and associated joinery, shall be submitted to and approved in writing by the local planning authority. The relevant part of the works shall not be carried out otherwise than in accordance with the details thus approved.

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policy D2 of the Camden Local Plan 2017.

Reference drawings (and/or) reports submitted in relating to condition:

- 2306 - 31 South Hill Park - 60001 - Dismantle_Kitchen Drawings - PD1
- 2306 - 31 South Hill Park - 60002 - Main Kitchen Elevations - PD1
- 2306 - 31 South Hill Park - 60003 - Kitchen Joinery Details - PD1

Existing Photos. Overall Photos:

Figure 5 - Kitchen long elevation with swing doors at low level and raised sink worktop

Figure 4 - Kitchen end elevation with open bookcase to the living area

Figure 6 - Full height fridge which does not fit comfortably in cupboard

Figure 7 - Sink worktop. High level units have sliding doors or are open shelves. Low level sliding doors to cabinets and pull-out drawers RHS

Figure 8 - Excessively large high-level unit for microwave

Figure 9 - Existing oven protrudes past worktop. Formica door fronts use sliding mechanisms.

Detail photos:

Figure 10 - Swing doors to living area

Figure 11 - Hidden screw fixings no aligned inside cupboards

Figure 12 - High level timber unit end panels with timber dowels

Figure 13 - Timber dowels do not follow a setting out patten

Figure 14 - Poor carpentry to end cupboard with fridge (to be adapted in proposals)

Figure 15 - End cupboard with hinged door and fridge

Figure 16 - Existing drawer fronts and handles from solid pine wood.

Figure 17 - Plywood pull out drawers

CONDITION SURVEY

While the kitchen joinery is a distinct aspect of the first floor living space much of the carpentry is in poor condition and requires repair and refurbishment. If not addressed, there is a risk the kitchen will fall into further disrepair and that it may not be viable to preserve.

The appliances are beyond their service life and require replacement to ensure they are safe and functional.

- **Worktop height:** The existing Formica worktop height, excluding the area around the sink, is currently very low (830mm including a 70mm thick worktop.) This is not only difficult from an ergonomic perspective but makes it impossible to fit a standard oven or fridge under the existing worktop height (as these would require a worktop height of 900mm minimum).
- **Joints and connections:** The kitchen joinery uses both screwed and glued joints with timber dowels. Where joints/ screws are concealed within cupboards, or are out of site, the joints are haphazard and do not follow a setting out pattern. The exposed timber dowels on the high-level units are also unevenly positioned**,** do not align, and have patchy filler.
- **Drawers:** The internal birch plywood drawers appear to be a later addition to the kitchen and have more modern drawer mechanisms. The drawers can be retained, and new 'soft close' mechanisms installed to match existing.
- **Finishing:** The varnish finish on the exposed solid pine drawer fronts is uneven and tired and would benefit from re-finishing with new clear varnish lacquer.
- **Cupboard above the sink:** There is a cupboard above the sink which is awkward in size and scale. We believe that this was a later, non-original addition, perhaps to accommodate a microwave.
- **Existing Fridge Freezer:** The original design, as noted on the original drawings, suggests a "Shelf for refrigerator' that is clearly too small to accommodate any modern fridge freezer units. A large full height fridge freezer has subsequently been awkwardly installed which is clearly detrimental to the original design intent of the kitchen. By increasing the height of the worktop, it will be possible to install an under-counter fridge.

Conclusion

It is our opinion that the architectural strength and authority of the kitchen comes from the overall composition and materiality – rather than from the attention to detail shown in the carpentry. Our proposals look to maintain the overall composition of the kitchen and restore the quality of finish on the exposed timber elements.

METHOD STATEMENT

General Approach to dismantling, modifying, repairing and reassembling

Stage 1: Dismantle

- Care taken to dismantle the existing kitchen units
- Surveyed and labeled to assist re-construction

Stage 2: Modifying and repairing

- Any joints damaged during the disassembly process to be carefully sanded
- Timber panels to be lightly sanded to removed existing varnish and re-varnished with a clear furniture varnish

Stage 3: Reassembling

- Timber paneling forming kitchen units reconstructed in new configuration (refer to drawing no 60002)

Specific Approach to modification and repair (refer to drawing no 60002)

1. Stainless steel worktop: New stainless-steel worktop (MDF core) to be installed above existing with a shadow gap between existing and new, with integrated sink. Shadow gap movement joint required between stainless's steel worktop and Formica.

1a.Formica Worktop: New Formica worktop (MDF or plywood core) to be installed above existing with a shadow gap between existing and New. Upstand perimeter of worktop to be clad with pine board to match existing. Refer to detailed drawings 60003.

2. Oven: New integrated oven (600mm h x 600mm w) to be installed within a new bespoke pine framed carcass to match existing. Pine infill panel to match existing installed below cooker.

3. Below counter cupboards: Existing cupboard doors to be removed and trimmed slightly to ensure even sized doors (to accommodate new fridge position) All sliding mechanisms to be replaced and internal and external timber to be made good where necessary and a new lacquer finish applied.

4. High Level Units: Existing wall units to be retained and refurbished. All doors to be removed and replacement sliding mechanisms installed where appropriate.

5. Drawers: Drawer units to be retained and refurbished. All drawer mechanisms to be replaced. Removable 'slot in' plywood drawer organisers and interiors to be constructed to ensure a clean and functional internal arrangement of the drawers.

6. Dishwasher: New 500mm wide freestanding dishwasher installed below the new extended counter above.

6a. Fridge: New freestanding fridge

7. High level unit: Unit to be restructured to match proportions of other units, including sliding door mechanism and handles to match existing. Existing timber to be reused where possible

8. Worktop: New worktop extended to cover below counter fridge and dishwasher.

9. Amended upper unit: Existing unit modified to create a high level unit with sliding doors to match the design of existing cupboards. Shelf to the rear of the cupboard (facing the living area) to match the design of the existing. Refer to detailed drawings

10. Doors: Cupboard doors facing the dining area to be removed and refitted using new hinges and handles to match existing. Some minor modification is required to the internal substructure and hinge positions to allow the doors to function well but the size, appearance and opening direction of the cupboard doors will remain as existing.

11. Hob: 600mm x 600mm new hob set into worktop.

12. Electrical point: Existing electrical port unit to be rotated 180 degrees and installed flush against the rear brick wall.

13. Shelves: Existing shelves to be made good where necessary and a new finish applied.

14.Sink: New sink to be formed as a continuous part of the stainless steel worktop. New taps to be selected to be in keeping with the original design. (all plumbing associated with sink to be replaced)

15. Tiling: New tiled splash back to full length of kitchen in metro tiles to match existing.

16. New continuous pine kickerboard

17. Floor tiling. New 20cmx20cm Domus Colori Full Body unglazed ceramic floor tiles to be installed in kitchen area to match appearance of existing lino floor. Light grey colour to match existing lino flooring. See drawings 11001 and 11002 foor full extent of ceramic tiles proposed to match existing lino floor.