

Design and Access Statement

Planning Consent for:

33 South End Road, London NW3 2PY

Prepared December 2023



edo

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1.0 Introduction:

- 1.1 This statement has been prepared to accompany the full planning application for 33 South End Road, London, NW3 2PY.
- 1.2 The property is not listed but lies within the Hampstead Conservation Area.
- 1.3 The design proposals seek permission to replace the existing single glazed sash windows on the first floor with new double French doors to enable access to the approved rear decking.
- 1.4 The replacement is to match the existing in terms of design, materials and colour. This ensures works are sympathetic and innkeeping with the conservation area.



Aerial View of 33 S. End Road looking South West



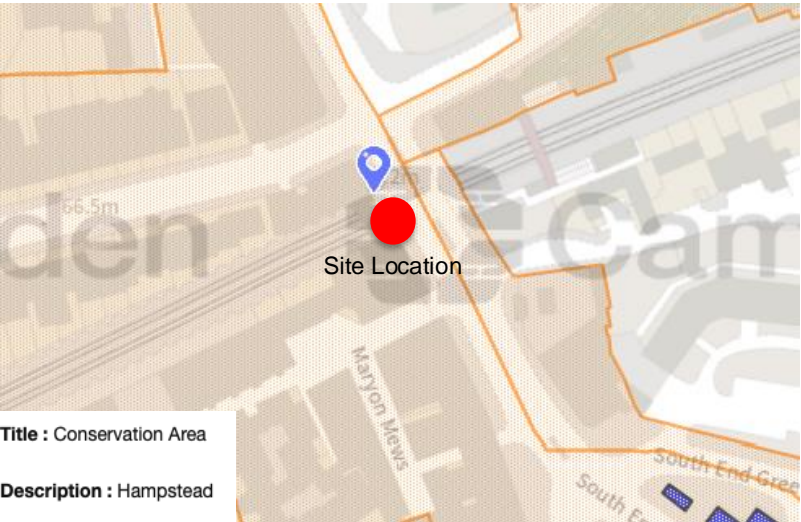
Aerial view of 33 S. End Road



Aerial View of 33 S. End Road looking South East

2.0 **Site Location and Surrounding Context**

- 2.1 No. 33 First floor flat is not listed nationally or locally.
- 2.2 The property lies within the Hampstead Conservation Area, within the London Borough of Camden.
- 2.3 The site is located on South End Road, opposite Hampstead Heath Station. It sits within a mixed residential and commercial area, with no street parking.
- 2.4 33 South End Road has been subdivided into two flats; one at first floor level and the second compromised of the second and third floor level. A commercial unit sits below on the ground floor.
- 2.5 No. 33 shares a party wall to the North, South and West side, and below commercial unit.
- 2.6 The property forms part of a street largely compromised of red brick fronted elevations and ornamental brickwork, with other flourishes typical for its period.
- 2.7 The adjoining properties were predominantly built in the same period of development and share architectural characteristics with No.33, although details vary from street to street. A few smaller, more modern properties have been built as infill or back garden developments, adding to the variation of street character.
- 2.8 To the front elevation, glazed windows and doors at ground level form part of the commercial unit, with red brick from first floor to second floor level. Architectural details such as bands of red brick and white architraves are present.
- 2.9 A set of three sash windows sit on the front elevation at both first and second floor, with the middle window arched at the top.
- 2.10 The rear elevation is much plainer in appearance and compromised predominantly of red brick. There is a rear extension to the entire ground floor level and outrigger to the first-floor level. It also includes two conservation Velux rooflights to the third floor.
- 2.11 It should be noted that although elements such as material choice are similar, the front and rear elevations on the street vary.
- 2.12 The entrance to the flats is accessed via a door on the ground floor to the front elevation on South End Road.
- 2.13 The site is defined as “high risk” of flooding.
- 2.14 The site is not Archaeological Priority.



Extract from Camden Conservation Areas Map

3.0 Existing and Proposed Works

3.0.1 Externally the existing property remains largely unchanged.

3.0.2 The building was originally constructed as part of a parade of shops with some ornate brickwork and gables,, and dates from the late 1880s. Over the 20th century, like much of the surrounding properties, it has been split into multiple leaseholds and tenancies.

3.0.3 To follow is a report on the condition of the existing building.

3.1 Street Elevation- South End Road

3.1.1 The front elevation is in generally good condition with original form, characteristics and features intact. There are no proposed changes to this.

3.2 Rear/ Elevation

3.2.1 The rear elevation is in generally good condition with original form, characteristics and features intact.

3.2.2 The rear property has a full extension to the ground floor, and outrigger to the first floor.

3.2.3 Proposed works consist of the partial opening and replacement of the existing rear single glazed sash window with new French doors.

3.2.4 The style is to match the existing material palette and colour to fit the design style of the conservation area.



Rear Sash Window Second Floor

4.0 Planning Statement

4.1 This section sets out planning policy relevant to the proposals and provides an assessment of material planning considerations relevant to the scheme.

4.2 Relevant Planning Policy:

- National Planning Policy Framework 2021
- The London Plan 2021
- Camden Local Plan 2017
- A1 – Managing the impact of development
- D1 – Design
- D2 – Heritage
- Camden Planning Guidance (2021)
- Camden Conservation Area Statement

The planning policies of relevance to the extent and scope of the development proposals are contained within the following planning policies:

- Policy DM2.1: Design- high quality, incorporate inclusive design principles and make a positive contribution to the local character and distinctiveness
- Policy DM2.1: Heritage
 - A. Conserving and enhancing the historic environment- Development that makes a positive contribution to Camden's local character and distinctiveness will be encouraged.
 - B. Conservation areas- alterations to existing buildings in conservation areas conserve or enhance their significance
- Policy DM2.1: Housing standards

4.3 Relevant Planning History

33 South End Rd, London NW3 2PY
2023/5280/P
GRANTED
Provision of first-floor roof terrace at rear including external access door; erection of associated balustrades and privacy screens.

1B Denning Road London NW3 1ST
2016/1638/P
GRANTED
Installation of 2 front dormers and 2 rear rooflights; alterations to fenestration on side elevations; replacement windows and doors; erection of parapet wall above existing rear extension and installation of access door in association with creation of 2nd floor roof terrace

5.0 Access Statement

- 5.1 The flats' main entrance is accessible from the front door at ground level to the front elevation.
- 5.2 New front door entrance to be moved forward to allow inward swing.