

**HOPS** ARCHITECTS

**12A South Hill Park**  
Design, Access and Heritage Statement  
February 2025

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## 1.0 Introduction

This document has been produced by HOPS Architects on behalf of our client and aims to describe proposed alterations to 12A South Hill Park in support of the planning application to be made to the local planning authority.

The application proposes a mansard roof extension to the rear roof slope and rooflights to the front roof, which are to be carried out alongside refurbishment works to the rest of the property including the replacement of the existing single glazed windows with double glazed sash windows to match the existing.

Full Address:  
12A South Hill Park  
London  
NW3 2SB

This document is to be read in conjunction with drawings 2411-P-801 - 2411-P-826.

12A South Hill Park  
Design, Access and Heritage Statement  
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## 2.0 Context

The site is located in the South Hill Park sub area of South Hill Park. The property is not listed, nor are any of the neighbouring buildings.

The sub area is notable for the 'squash racket' layout which was built to the north east of Hampstead Heath Station in the mid to late 19th century as an early residential suburb for the middle classes.

The conservation area includes a variety of residential properties with differing architectural qualities and styles. As the Conservation Area Statement notes: "Houses at the southern end of South Hill Park were constructed with a variety of plan forms and architectural details. These buildings do not display the architectural unity that is apparent at the northern end of South Hill Park."

The application property is at the southern end of South Hill Park. The Conservation Area Statement notes describes these properties as follows: Nos. 2-14 (even) are brick faced terraces, two windows wide with continuous raised parapet wall and low roof form behind. This terrace forms a parade of shops at ground floor level."



Figure 1. Site location plan (drawing not to scale)

## 3.0 Planning History and Policy

### 3.1 Site Planning History

6259

New shopfront and erection of boiler flue and extract duct  
Granted

8905636

Change of use of laundrette to form a residential maison-ette on basement & ground floors and the self- containment of the existing 2 non self-contained flats on the 1st and 2nd floors to provide 2 one bedroom flats together with the insertion of new windows at ground floor level and formation of a terrace at the front at 1st floor level  
Granted (appears proposals were not carried out)

9200152

Change of Use of ground floor from launderette to Insurance office Class A2  
Granted

PW9802191R1

The change of use of the basement from storage ancillary to the ground floor use to C3 (residential) a self contained studio flat together with the erection of a single storey rear basement extension.  
Granted on Appeal

PWX0203129

Replacement of two small windows at rear ground floor level, replacement of blocked door and window with larger sash window and replacement of blocked opening with glazed timber doors at rear basement level.  
Granted

2010/6569/P

Erection of a full width extension at lower ground floor level and installation of door at rear ground floor level to existing dwelling (Class C3).  
Granted





Figure 2. aerial photography, Google Maps - no. 12A South Hill Park outlined in red



Figure 3. photograph of the rear roof extensions of nos. 2-14 South Hill Park from Park End





Figure 4. photograph of the front of no. 12 South Hill Park



Figure 5. photograph of the front of nos. 2-14 South Hill Park

### 3.2 Local Precedent

There have been a number of loft extensions both with and without terraces in close proximity to the application site including nos. 2-10 and 16-20 with a variety of designs as can be seen in Figure 2 and the below planning applications:

PW9802338R2 - 8 South Hill Park (2nd Floor Flat)  
Erection of a mansard roofslope with dormer window at the rear and installation of 2 rooflights at the front, in connection with the conversion of the roofspace into additional living accommodation for the existing second floor flat  
Approved with Conditions

2012/6402/P - 6 South Hill Park (2nd Floor Flat)  
Erection of a mansard roof extension, and associated works including the installation of 2 x rooflights in the front roofslope and the creation of a rear roof terrace in connection with existing use for a residential flat (Class C3).  
Approved with Conditions

2010/1141/P - 4 South Hill Park (2nd Floor Flat)  
Conversion of the existing loft space into additional habitable accommodation for existing residential flat (Class C3) including raising of the roof height and ridge, formation of inset roof terrace to rear and installation of two dormer windows to front roof slope.  
Approved with Conditions

### 3.3 Planning Policy

The application has been designed in accordance with the policies in the following documents:

- National Planning Policy Framework
- Greater London Authority planning policy
- Camden Council's planning policies
- Building Regulations (Approved Documents)

The main issues that have been considered relevant to this application are: quality of design, impact on the Conservation Area and impact on adjoining properties.

## 4.0 Proposals: Design Statement

It is proposed to convert the loft space and amend the rear roof form to a mansard with dormer window and a roof terrace, similar to the approved alterations to no. 6 and no.8 South Hill Park.

The additional space created will provide a toilet and a Bedroom with access to a moderate roof terrace.

The lower floors of the flat will be reconfigured and refurbished to provide a modern open plan Kitchen / Living / Dining room, two bedrooms and a bathroom.

### 4.1 Scale and Appearance

The existing property has simple a dual pitch roof form. The proposals maintain the roof slope to the front with alterations limited to the addition of three roof lights. There are varying numbers and arrangements of rooflights to the adjoining properties in the terrace as can be seen in Figure 5 and aerial photographs. These are largely hidden by the parapet when viewed from street level along South Hill Park (Figure 4), which will therefore have minimal impact on the setting of the conservation area.

There is a more varied roof form to the rear of 2-14 South Hill Park as result of the varying parapet heights and roof extensions as can be seen in Figures 2 and 3. The proposed rear mansard roof closely follows the roof form of the approved (and subsequently constructed) additions at nos. 6 and 8 South Hill Park, which also have mansard roofs with large dormer windows to the rear. The height is set below the ridge line and is set back from the rear parapet so as not to alter the profile of the terrace as a whole. The rear dormer glazing is centred between the parapet walls so as not to dominate.

To the rear, a modestly sized terrace is proposed similar to that approved to no.8, which can be seen in the drawings accompanying application PW9802338R2. The current flat has no external amenity space and the provision of a new roof terrace would allow for this external space to be created. The roof terrace is located to the rear of the property and not visible from the street scene. The height of the existing parapet wall screens views to the properties below, whilst the raised side parapet walls provide screening to the neighbouring terrace. The existing parapet is intended to be retaining with a black metal railing proposed above to provide building regulation compliant protection against falling.

The rear of the property is largely hidden from public view with only glimpses possible from Hampstead Heath and steeply angled views from the courtyard of Park End below. As a result, the mansard roof, its windows and roof terrace would complement the character and appearance of surrounding development which is largely hidden from public and private view.

The existing single glazed sash windows are rotten and the client wishes to replace these with double glazed sash windows to the front and rear of the property to improve the thermal performance of the property.

All details in the new windows will match the existing windows in terms of paint colour, material, and design.

It is intended that a local company specialising in timber sash windows will be supplying and installing the new windows.

#### **4.2 Layout**

The layout has been designed to make the best use of the space available.

#### **4.3 Materials**

We are proposing a combination of materials that both match and complement that of the main house.

The side parapet walls are proposed to be extended vertically in London Stock Brick to match the existing.

Slate to match the existing and neighbouring properties is proposed to all sloping roofs.

The dormer glazing onto the roof terrace are set back from the parapet meaning that they are only partially visible from surrounding areas (Figure 3). They will be of a glazed timber construction comprising a painted finish.

Black PPC metal railings are proposed to form the balustrade above the existing brick parapet, which is to be retained to match that of Nos. 4 and 10 and other examples seen elsewhere in the conservation area.

### **5.0 Sustainable Design & Construction**

The design focuses on achieving high levels of sustainability.

#### **7.1 Insulation**

New roofs, walls and floors will be insulated.

#### **7.2 Daylighting & Solar Gain**

Glazing to the front and rear of the dormer extension will provide natural lighting to the loft room, which will increase the occupants' perception of daylight levels and energy saving.

#### **7.3 Building Materials**

Non-hazardous, traditional building materials will be used for construction. These will be recycled and locally sourced wherever possible. All timber used for construction will be legally sourced and certified as sustainable by TRADA.

#### **7.4 Ventilation**

Trickle vents to doors and windows will provide natural ventilation to exceed the minimum standards set out in the Building Regulations.

## **7.5 Heating**

The dwelling will be served by high efficiency boilers with direct water heating.

## **6.0 Use**

The property is and will continue to be occupied as a residential dwelling.

## **7.0 Access**

No changes are proposed to the site access.

## **8.0 Heritage Statement**

The site is located within the South Hill Park Conservation Area. The proposed design seeks to recognise and compliment the character of the existing house.

The proposed mansard roof extension and dormer will closely follow the scale and form of neighbouring extensions and will not be visible from the front elevation. It will only be visible as glimpses from Hampstead Heath and from steeply angled views from the courtyard of the Park End below (Figure 3).

A minimal palette of materials is proposed, inspired by and complementing the materials used in construction of the original building.

The proposed replacement windows are the same as the existing windows in terms of colour, material, and design with the only variation being the inclusion of double glazing. The replacement of the windows will not compromise the external appearance of the building or impact the wider Conservation Area, whilst the thermal performance of the flat will be improved.