



Lower Ground Floor of 6 South Hill Park

6 South Hill Park

March 2025

Design and Access Statement

**GALLUS
STUDIO**



Schematic view from the garden

Description

This proposal involves the reconfiguration, refurbishment and extension of a lower ground floor flat, which is accessed from South Hill Park. Building the new extension necessitates removal of the existing conservatory.

Since the extension is to the rear of the property it will not be seen from the public highway

The existing flat is 70 sq.m and provides one double and one single bedroom. Proposals would create a larger second bedroom and 15 sq.m additional area overall.

Due to the angled nature of the site, the proposed extension sits between 3.6m and 6.5m from the original building. The remaining garden area is 6.6m - 4.6m long and would be retained as a permeable surface to minimise surface water.

The height of the proposed extension is designed to be similar to the existing conservatory and the neighbouring extensions at no's 10 and 12 South Hill Park.

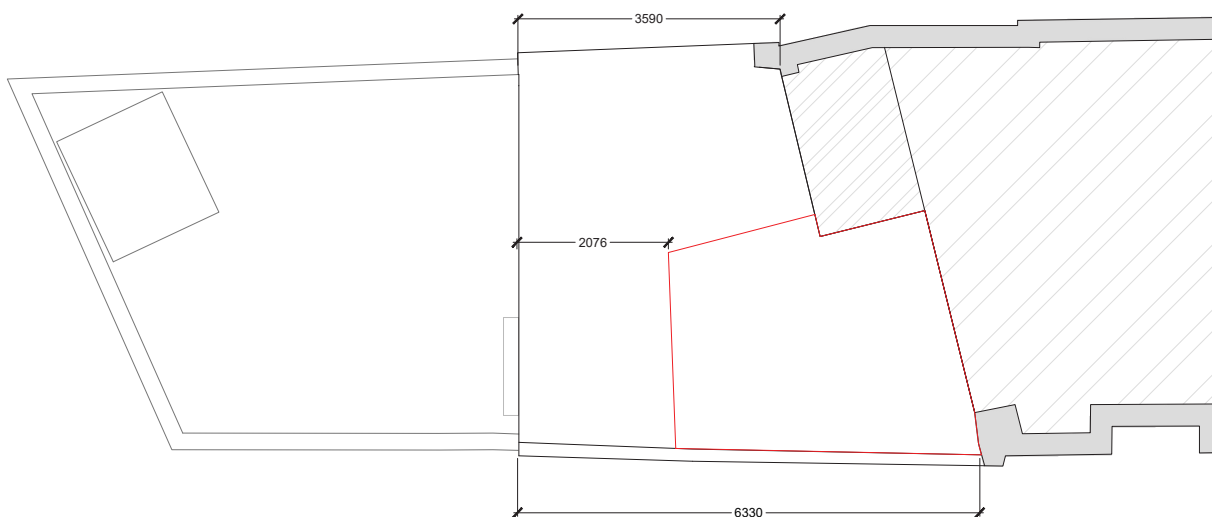


Fig. 1 - Existing conservatory extension in red

Design

The existing internal layout is dark and constrained with limited kitchen, living and dining space and a restricted ceiling height of 2.1metres. The flat lacks storage and access to natural light and ventilation to primary habitable rooms. These proposals would provide direct daylight and ventilation to the kitchen and dining area and allow them to be separate from the living room. The new layout incorporates storage and a new corridor to improve the fire escape from the bedrooms and creates more private spaces within the dwelling. Additional ceiling height within the extension is proposed by reducing the garden level locally by up to 500mm. Daylight and ventilation to the second bedroom is proposed to be located at clerestory height, located to capture south light which is abundant in that direction due to the open aspect of the site.

Residential Space Standards

The proposal complies with minimum space requirements as informed by the Housing Design Standards within The London Plan (LPG) as adopted in 2023. These require a two bedroom, 4 person flat to be a minimum of 70 sq.m, with a best practice guideline of 77 sq.m and this proposal provides an area of 85 sq.m. Please note that this flat is accessed via an internal staircase.

The area of the second bedroom would be increased from 5.1sq.m to 12.4sq.m (14sq.m with en-suite) and a second shower room would be provided. The proposed floor to ceiling height is above 2.3 m in the proposed extension.

Materials

External Walls: The external walls would be in a light brick similar to the existing and building and it's neighbours.

External Doors: The external patio doors would be in a very dark grey metal.

Windows: The proposed projecting bay window would be framed in a very dark grey metal

Roof/ Clerestory Lights: Roof level windows would have dark grey metal frames.

Roof: Single Ply Membrane in dark grey colour and black rainwater goods.

Amenity Space

The proposal retains the garden which would be soft landscaped.

Access

Existing access to the flat from South Hill Park would remain unchanged.

Planning History

The property was subject to a previous permission for the conservatory, reference: 2010/0170/P, approved in 2010.

Air Quality

The refurbished flat would be served by a replacement gas boiler and no additional transport journeys will be generated by this proposal. Therefore, we have indicated that the emissions from this development would be neutral within the planning forms.

Drainage

The existing drainage runs towards the road and a survey of existing manholes alongside preliminary structural engineering advice provided indicates that all drainage can be re-used in the proposed designs with minimal modifications to maintain access for maintenance.