

# GALLUS

Architects

55a Rochester Place

NW1 9JX

Tel: 020 7482 3997

[lesley@gallusstudio.com](mailto:lesley@gallusstudio.com)

20.03.25

## RE: DESIGN & ACCESS STATEMENT

### Site and existing building

The properties are located within the upper three floors of a Victorian terraced house, accessed from South Hill Park. The house is five storeys high including a lower ground floor to the rear containing a two-bedroom flat and an independently accessed shop at ground floor level. There is a one-bedroom flat at first floor and a two-bedroom maisonette within the upper two floor.

The subject of this application is the upper three floors; First, Second and Third containing the one bedroom flat at first floor and the two bedroom flat at second and third floor.

The upper flat was extended upwards to form a two-bedroom flat from a one-bedroom flat by way of a mansard roof extension, which received planning permission in 2013.

Previous Planning History relevant to 6 South Hill Park – Second Floor:

13/07/1977

Permission granted for a balcony at the rear (E8/2/D/24698)

26/04/1999

Permission granted for the erection of a mansard roof with a dormer window at the rear and the installation of two rooflights at the front, in connection with the conversion of the roof space into additional living accommodation for the existing second floor flat (PW9802877R1)

21/03/2012

Permission refused for a mansard roof extension with rear roof terrace in connection with existing residential flat.

25/01/2013

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).

#### Planning policy

The property is located within the South Hill Park conservation area, but the works would be of such limited effect to the heritage of the building there would be no impact to the conservation area. The proposal is completely internal and involves change to the layout at first floor only, to remove the single entrance doors to the flats and replace them with a single door.

Policy H3 resists the loss of homes within the borough but in this instance the loss is of a one bed unit, with the creation of a 3-bedroom family home to meet the needs of the owner's growing family. There is no potential for successive change to further reduce dwelling numbers.

#### Access

There will be no change to the access into the building or to reach the accommodation at first floor.