



Lower Ground Floor of 6 South Hill Park

**6 South Hill Park**

**March 2025**

**Design and Access Statement (rev. a)**

**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.

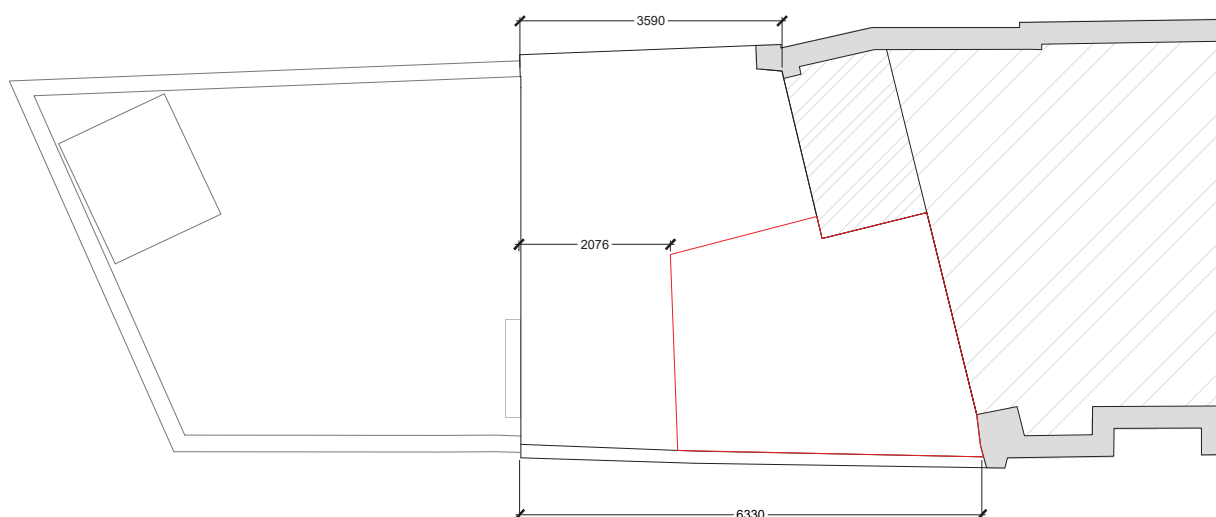


Fig. 1 - Existing conservatory extension in red



## 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/ Clerestorey 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.

## Conservation

The building at 6 South Hill Park sits within Sub Area 1 (South Hill Park & South Hill Park Gardens) of the South Hill Park conservation area. The character of the conservation area 'derives in part from the slopes of the roads' (Camden Council Conservation Area Statement) and this building sits on both the curve and the slope of the beautiful terrace which makes up 1-14 South Hill Park.

6 South Hill Park is set within a row of victorian terraced houses with shops at ground floor level, most of which are still in commercial use. Many of the houses have been extended upwards with a mansard roof hidden from view towards the street. Each of the houses within the terrace step down in level towards the south of South Hill Park.

The buildings are of London stock brick in a flemish bond with a mixture of red brick arched and square concrete lintels towards the street. The shop fronts are a variety of traditional moulded timber frames and minimal glazing set into painted timber frames. To the rear, the roof extensions are partly visible from the gardens and take a variety of forms.

The application site is at lower ground floor level, which can't be seen from South Hill park, since the only exposed element of the dwelling is to the rear of the house where we propose a single storey extension in place of the existing conservatory.

At the lower ground floor level, no.10 South Hill Park (2020/1384/P) and no. 12 South Hill Park (2010/6569/P) have extensions incorporating rooflights, which also provide kitchen and dining room accommodation.

6 South Hill Park is located on the most pronounced part of the curve, making the geometry of the flat unusual. This is because the rear elevation of the buiding is at an angle to the party walls either side, forming a non-orthogonal plan between the rear of the building and the party walls within the flat and the garden walls. There is also a marked difference in level between the gardens to the rear. No.6 is at a lower level to no.8 South Hill Park and higher than no. 4 due to the sloping street.

The design is therefore influenced by the geometry and topography of the site, with the plan following the same geometry as the party walls to the house and this continues into the proposed extension. This means that as the extension emerges from the house, the house and it's closet wing will naturally appear to be at an angle to it.

The roof is designed to provide a clerestorey window into the second bedroom, which is a childs room. The proposal of a vertical window is to provide the best possible view as well as light and air in the space. This is a very important part of the design and the proposed specification of this window is a bespoke, high quality element.

The roof itself slopes down from the clerestory window towards the property to the north to minimise any impact on their garden. The roof over the dining area to the south slopes down to the clerestory window to maximise south light entering the bedroom.

The materials are traditional brick in flemish bond to match the house, minimally framed window and doors and a good quality grey membrane roof covering. Landscaping will also be of very high quality with heavily planted borders.

