

**Proposed Phasing Statement**

Introduction

The eight separate owners of the six houses comprising 80-90 South Hill Park have worked in collaboration over the past three years to find common ground and agreement to a substantial set of works to the Grade II Listed terrace they share, which has resulted in these applications.

To date there has been no overall management company responsible for shared works and before the terrace was given listed status in 2015, only the roof was a common project, with all other works being carried out independently by each house in a piecemeal fashion.

The eight terrace owners recognise that this is a unique moment to rectify a patchwork of changes over the decades and to have a shared plan/programme for aesthetic and environmental improvements, while at the same time recognising and wishing to accommodate the various financial situations of the owners.

The proposed works will largely restore the terrace to its original appearance, while making significant environmental upgrades, which will reduce energy consumption and enable each property to embrace renewable energy technologies.

To allow a degree of flexibility in the implementation of the proposed works, for example in response to individual budgetary constraints, the owners would like to retain the ability to phase them.

Phasing considerations

Given the design of the terrace is a set-piece of six houses the owners recognise that any phased approach to the works should ensure that the visual uniformity of the terrace is maintained once each individual phase has been completed.

To that end the proposed works are considered in three groups as follows:

(a) Roof works

The replacement of the existing roof across the six houses including the reinstatement of existing and addition of new rooflights, and the installation of new/reinstatement of existing solar panels.

(b) Façade works

Miscellaneous external fabric repairs (exposed concrete, brickwork and timber) along with the replacement of the existing aluminium-framed fenestration to the front facade with hardwood-framed fenestration across the six houses.

(c) ASHP enclosure works

The installation of three louvred rooftop enclosures (one for each pair of houses) to provide housings for air source heat pumps.

### Proposed approach

It is proposed that the Roof works (a) and the Façade works (b) can be implemented, each across the full terrace, but in separate phases should this be necessary, with the option to complete the Roof works (a) before the Façade works (b) or vice versa.

It is also proposed that the ASHP enclosure works (c) cannot be implemented before both the Roof works (a) and the Façade works (b) have been completed unless they are being completed concurrently with the ASHP enclosure works (c).

As a means of enabling this once-in-a-generation opportunity to make substantial environmental and aesthetic improvements to the terrace, the owners believe that the proposed approach to phasing is both practical and reasonable, while always protecting the visual integrity of the terrace.