

# 33 South Hill Park, NW3

## Design and Access Statement

for a basement extension of an existing dwellinghouse within a conservation area

March 2014



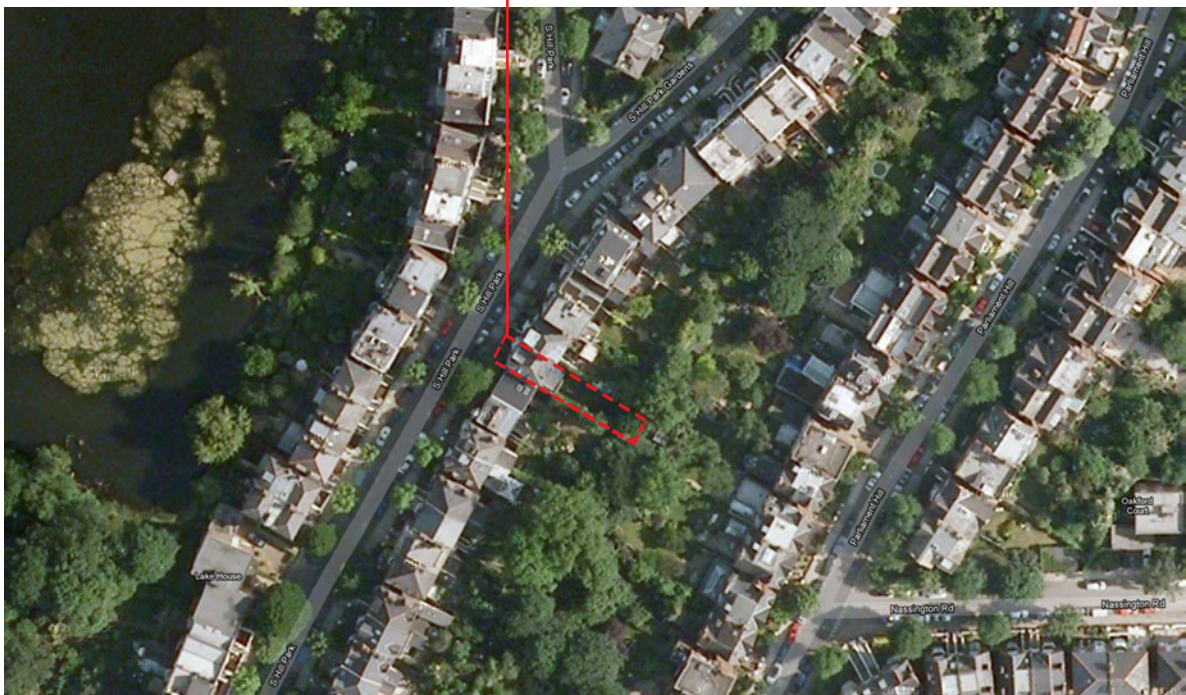
**David Mikhail Architects**  
10-11 Clerkenwell Green  
London EC1R 0DP

t: 0207 608 1505  
f: 0208 616 4582  
e: [info@davidmikhail.com](mailto:info@davidmikhail.com)  
[www.davidmikhail.com](http://www.davidmikhail.com)

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Application site shown outlined in red



## 1 Introduction to no. 33 South Hill Park

The existing property is a three-storey semi detached dwelling, with rooms in the roof. It is located on the south east side of South Hill Park within the South Hill Park Conservation Area (Sub Area 1). South Hill Park is predominantly a residential street developed by Thomas Rhodes from 1871 onwards consisting mainly of substantial semi-detached villas. There are also several notable examples of post-war housing within the Conservation Area (including neighbouring, no. 31 built by Architect Michael Brawne in 1959) The Conservation Area is notably hilly, and has housing of varied height and scale as well as period. Together these examples create a diverse architectural character along the street.

The owners have two children at a local school, and elderly parents that regularly visit, but are finding it increasingly difficult to manage with the available space. Two of the parents involved cannot use stairs without great difficulty. One has a stair lift at home, and the other lives in a block of flats that has a lift. The bedrooms are currently located on the second and third floors. They have lived in the house for several years and have put down roots in the neighbourhood.

Due to the steepness of the site, the front door to the house is raised above the pavement by thirteen steps. At the back, the garden is raised again. The 'ground floor' which is elevated above the street, has an existing extension at the back undertaken by the previous owners under permitted development in the late-1990s. The extension leads out onto the stepped access up to the raised garden which sits a full storey higher.

No. 33 is one half of a semi-detached building, with a good degree of symmetry. From the exterior the property is typical of the area, constructed from red / yellow London stock brick with white render detailing around the sash windows, the recessed entrance porch and with white rendered horizontal banding. It features a three-storey bay window to the front and a dormer window in the roof to both the front and rear. The dwelling also has a two storey, closet wing to the rear, rebuilt as part of the previous works.



view of front facade



view of rear facade  
(no works to this elevation)

## 2 Introduction to this planning application

This planning application is for a basement extension which is a simultaneous and separate application with the neighbours at no. 35

### Planning History

The property has historically previously been multi-occupation and is now restored back to a single family dwelling (applications for change of use nos. 8511, 8905748). Planning applications were also made in 1997 and subsequently withdrawn with permission was not being required (PW9702340 / CW9702341).

### Pre-application meeting

A pre-application meeting was held with the Camden Duty Planner Mr. Obote Hope and Kayleigh Hutton from David Mikhail Architects on 18th January 2013. It was a very positive meeting in which Mr. Hope pointed out:

- A basement impact assessment would be required
- Any basement works visible from the street would need to retain the existing symmetry above

### Previous Planning Application Reference 2013/1734/P

This planning application was previously submitted and validated on 24th April 2013 and allocated Case Officer Mr. Rob Tulloch. Initial feedback from Mr. Tulloch on this and its related application at no.35 requested further information to be included in the Basement Impact Assessment on structural stability and groundwater implications of the developments. The above application was therefore withdrawn under the recommendations of Mr. Tulloch.

Subsequent correspondence between Mr. Tulloch and our client's Planning Consultant Jaquie Andrews suggested that with the recommended amendments and inclusions in the Basement Impact Assessment the proposed basement extension works would be dealt with favourably. See email dated 14th May 2013. A full Basement Impact Assessment has now been completed and is included in this planning application.



view of existing rear closet wing and  
glazed extension  
(no works to this elevation)

### **3 Basement works**

#### **Introduction**

The application includes a new basement floor under the footprint of the house and existing extension and closet wing. The owners have elderly parents who cannot use stairs without great difficulty. One has a stair lift at home and another lives on one level in a block of flats that has a lift. The bedrooms in the property are currently located on the second and third floors and easy access to a bedroom and bathroom without having to navigate flights of stairs would be hugely beneficial in encouraging them to stay, and in making the house more suitable to family life.

#### **Simultaneous Application - Nos. 33 and 35**

The house is a semi-detached villa, and both houses (Nos. 33 and 35) are making simultaneous applications for very similar basement extensions. The proposals have, however, been designed to enable either proposal to proceed independently or together. With the opportunity to design both sides simultaneously, we have made the basement designs as symmetrical as possible.

#### **Suitability for conversion**

Due to the unusual topography of the area, this house easily lends itself to the installation of a basement, with a ground floor that is already raised nearly a storey above the road. Constructionally then, installation of a basement would be fairly straightforward here. The ground floor is thirteen steps higher than the pavement, and much of the required structure of brickwork for the basement is already in place.

#### **Access**

Access would be via a new gate on the pavement, with a York stone half-stair down to a new front area with an entrance door and an entrance lobby under the existing stairs up to the front door.

There will be a small bicycle storage area outside the basement bay window, protected from the weather with a planted wildflower roof, giving a green and pleasant aspect at street level.

#### **Design**

The design of the basement façade is to be such that the basement looks as if it were an original part of the house, with carefully matched second hand bricks forming the octagonal bay window down to the new lower ground level. Details will match exactly those above, with 'two over two' timber sliding sash windows on traditional lead weight pulleys. White-painted window lintels made from cast stone, the notably deep windowsills and the unusual cast stone brackets under the sills will all be made specially to match those of the bay window above

### 3 Basement works continued

#### Basement Impact Assessment

A revised basement impact assessment with site - specific ground investigations covering the potential structural, hydrological and hydrogeological impact the proposals may have on the surroundings has been undertaken by experts Ecologia for both No.33 and No.35 South Hill Park. The scope of the site investigation work has been agreed with case officer Rob Tulloch. The completed Basement Impact Assessments covering the construction of both proposals to 35 and 33 concurrently and independently, are submitted as separate documentation as part of this application.

Conclusions from the report include several findings. It is not envisaged that there is to be any significant change to on-site or off-site flows in the rear garden, the proposed front lightwell will result in a minor increase in surface water, mitigated by the use of SUDS system(s). The proposed basement is considered acceptable in relation to subterranean (groundwater) flow. Damage category assessments for the properties to both north (Nos. 35/37) and south (Nos. 29/31) is likely to fall within Burland Category 1 ('very slight') to Burland Category 0 ('negligible').

A Construction Method Statement including construction sequences covering the construction of the basements to No.33 and No.35 both concurrently and independently are submitted as separate documentation as part of this application.

### 4 Relevant policies and responses

CPG1 4.11 / CPG 3.8 / CPG1 5.28 / DP24.16 / CS14.12

Materials for the proposed basement are chosen to be sympathetic to the existing building, without detracting from it, and are to be detailed to the highest standard. The wildflower meadow roof over the bike storage area will help to reduce water run off and will also reduce the proposal's impact on public sewers.

CS14 / CS5 / CPG6 9

Predominantly designed as accommodation for visiting elderly relatives, high quality access is to be provided to the proposed basement extension, with gentle steps and generous width ensuring it is safe, inclusive and accessible.

DP27 / CPG4 / New Basement Development and Extensions to Existing Basement Accommodation Guidance

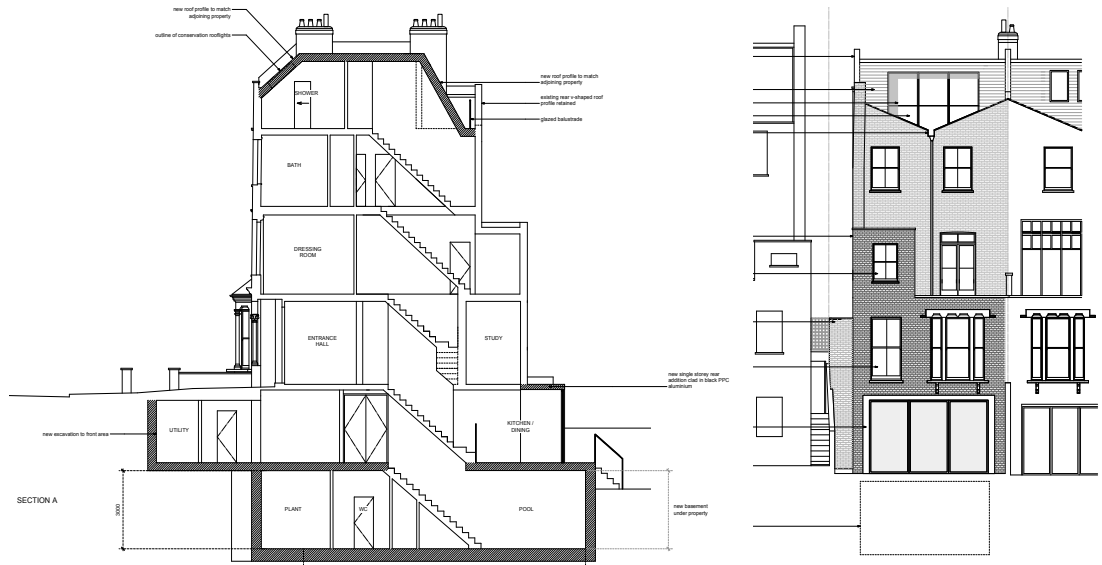
The scheme has been assessed for its impact on drainage, flooding, groundwater conditions and structural stability as outlined in the Basement Impact Assessment and there are no significant changes to on-site or off-site flows. SUDS/semi-permeable materials will be implemented where appropriate.

South Hill Park Conservation Area Statement / SHP1 / SHP7 / SHP8 / SHP17 / DP25

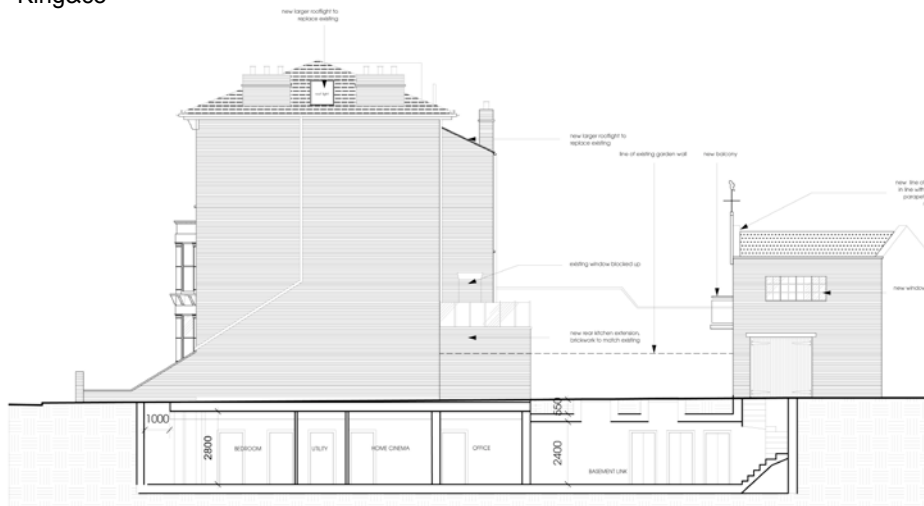
Acknowledging that no. 33 makes a positive contribution to the special character and appearance of the area, care has been taken to ensure that the works to the front facade are sympathetic and appropriate, understanding the details, proportions and materials of the existing building in its locale and where appropriate, protecting and indeed replicating the originals in new work.

## 5 Recent planning permissions approved by Camden in South Hill Park

- A) 66 South Hill Park (2013/6038/P) - Basement extension, front lightwell works, rear extension, side extension and mansard roof extension  
Stiff + Trevillion Architects



- B) 85 South Hill Park (2012/1989/P) - Basement extension  
King&co



- C) 47 South Hill Park (2012/5966/P)  
Metropolitan Development Consultancy - Basement extension with front lightwell works

