

## **Design & Access Statement**

**Project:** Refurbishment of 85 South Hill Park  
**Location:** 85 South Hill Park, London. NW3 2SP  
**Date:** 8<sup>th</sup> November 2013

**0130**

### **Revisions**

P2 1no velux omitted from front elevation and other reduced in size – 7<sup>th</sup> Jan 2014

## **1.00 Introduction**

- 1.01 This Design & Access Statement is prepared to accompany the planning application for the alterations to Third Floor and Roof of No.85 South Hill Park a single dwelling house (Class C3).
- 1.02 The proposal involves the following;
- i. Removing a velux window to a mono-pitch roof at the lower split-level Third Floor rear projecting part of the original house and replacing it with a dormer window.
  - ii. Removing a rear facing dormer window at the higher split-level Third Floor main part of the house and replacing it with a wider dormer
  - iii. Providing 4no' new velux type rooflights; 2no to the rear over the extg staircase and 2no to the front over the staircase and en-suite bathroom
  - iv. Removing 1no velux type window from the front elevation and replacing it with 1no velux type window more in keeping with the scale of the property.

## **2.00 Site Context and Planning History**

- 2.01 No.85 South Hill Park is a 3 storey plus attic and basement semi-detached 19thC. house on the east side of South Hill Park located within the South Hill Park conservation area. The house adjoins a public pedestrian alleyway which links to Parliament Hill behind and also gives access to vehicles to access lock-up garages behind No.83. No.85 also has a 2 storey coach house at the rear of its garden, containing a garage accessible from this adjacent drive and a 1<sup>st</sup> floor studio room. This is linked to the main house via a circa 1970's single storey extension forming a terrace at first floor level. The small garden left over is laid to cobbles.
- 2.02 The surrounding properties have a variety of rear extensions carried out to the rear projecting part of the house at high level; several of these have broken the strong lines of the original eaves and have clearly been carried out a number of years ago. The proposal will replicate the amendments carried out at the split third floor level of the neighbouring No.87 South Hill Park whose alterations are modest and in keeping with the size and style of the original architecture of the area.

### 2.03 Site Location Plan of No.85 South Hill Park



- 2.04 Aerial photograph showing rear of No.85 South Hill Park together with surrounding houses looking south west.



- 2.05 Aerial photograph showing rear of No.85 South Hill Park together with surrounding houses looking north west



2.04 In 2012 successful applications were made for the following;

Ref **2012/1989/P** - Demolition of the existing rear link extension, a single storey rear extension to the main house to form a kitchen and w.c, excavation to provide enlarged basement floor under main house and connected to coach house, plus front and rear lightwells and rear garden skylights; remodelling of roof of coach house and installation of balcony with associated doors and new windows to front elevation of coach house; relocated garden entrance door.

Ref **2012/5600/P** – Non-material amendments to coach house

### **3.00 Proposed Scheme**

3.01 The proposal concentrates on the 3<sup>rd</sup> floor of the property which is split between lower and higher levels. The lower level is a small rear projection of the original house with a mono-pitch slate roof which would have housed all of the bathing and toilet facilities; owing to the location of the drainage. The higher level is the attic space; here there are currently two original bedrooms and a storage area for the water tanks. Both floors are accessed by the original main staircase.

3.02 The lower split level is currently a bathroom with natural light provided by a single velux window. The higher level has two bedrooms with natural light provided to the rear bedroom by a small dormer and to the front bedroom by several velux windows, one to front elevation and one to the side elevation. The staircase and landing areas have no natural light.

3.03 It is proposed to keep both of the bedrooms at the higher level and provide an en-suite bathroom to the front bedroom in the area currently taken up by water tanks. The lower level will be kept as a shower room. All rooms will be provided with improved natural light by following means;

Rear lower level – Remove velux window from bathroom and provide a new lead clad dormer with timber white painted sash window. Maintain slate roofing to mono-pitch roof either side of dormer.

Rear upper level – Remove dormer window from bedroom and provide new wider dormer, clad in lead with a timber white painted casement window. Provide 2no velux type rooflights above staircase.

Front upper level – Remove velux window from bedroom and provide 1no velux window of proportionate size. Provide 1no velux type window to new en-suite and provide 1no velux type window above staircase landing.

3.04 The velux windows will utilise a flush frame suitable for slate roofs in conservation areas to keep the rooflight flush with the surrounding slate.

3.05 The dormer windows will be finished in leadwork to both roofs and cheeks with timber windows painted white. The dormers will be sized to match those already constructed at No.87 South Park Hill.



- 3.06 Picture of the rear of No.85 showing small dormer to higher 3<sup>rd</sup> floor with part of No.87 to the right showing dormer to the lower 3<sup>rd</sup> floor.



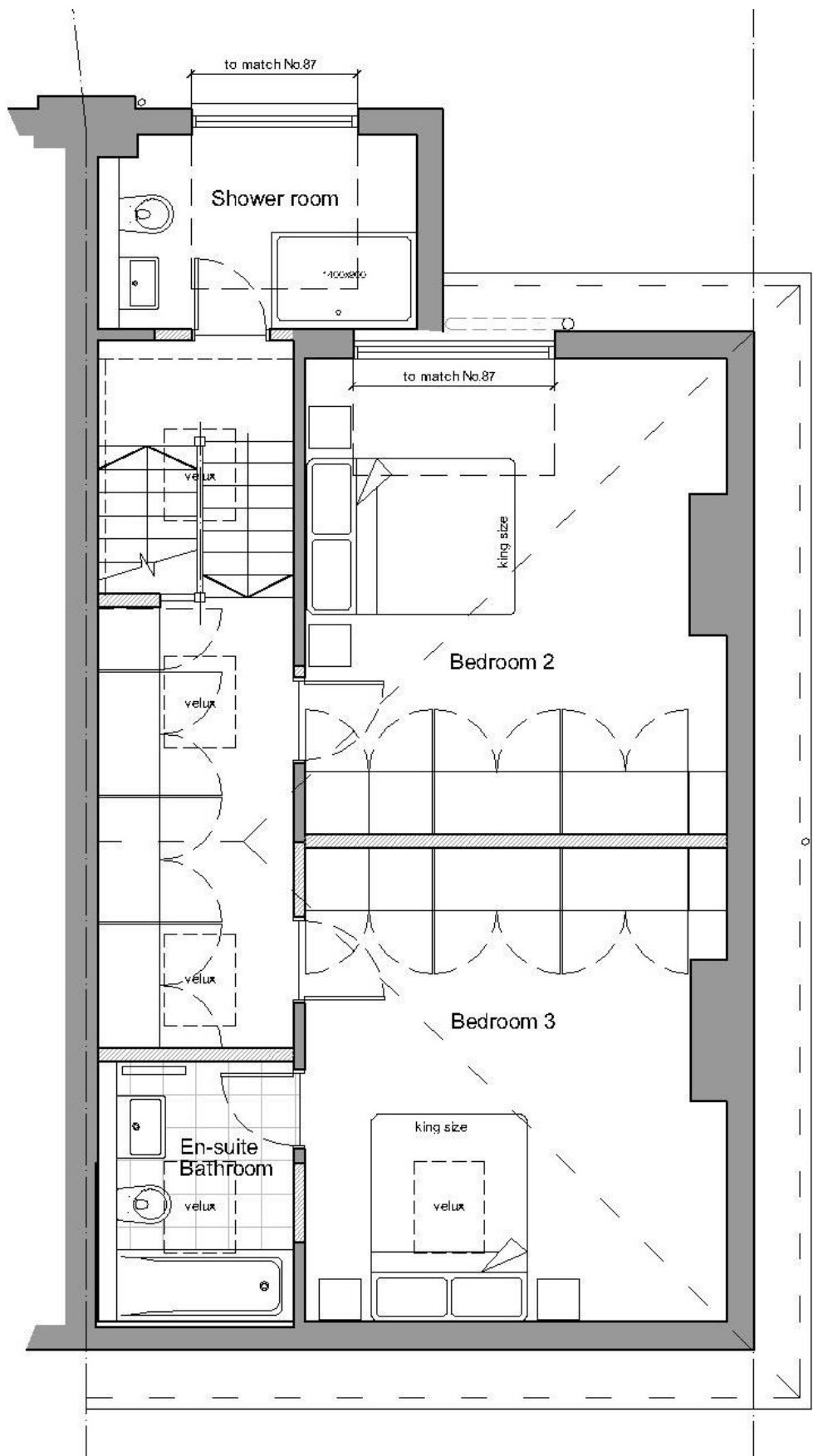
- 3.07 Picture of No.87 showing existing dormer to lower 3<sup>rd</sup> floor and dormer in background to higher 3<sup>rd</sup> floor.



- 3.08 Picture of the rear of No.85 (left) showing existing velux window to lower 3<sup>rd</sup> floor and small dormer window to upper 3<sup>rd</sup> floor & No.87 (right) showing existing dormers and velux windows to both upper and lower 3<sup>rd</sup> floors

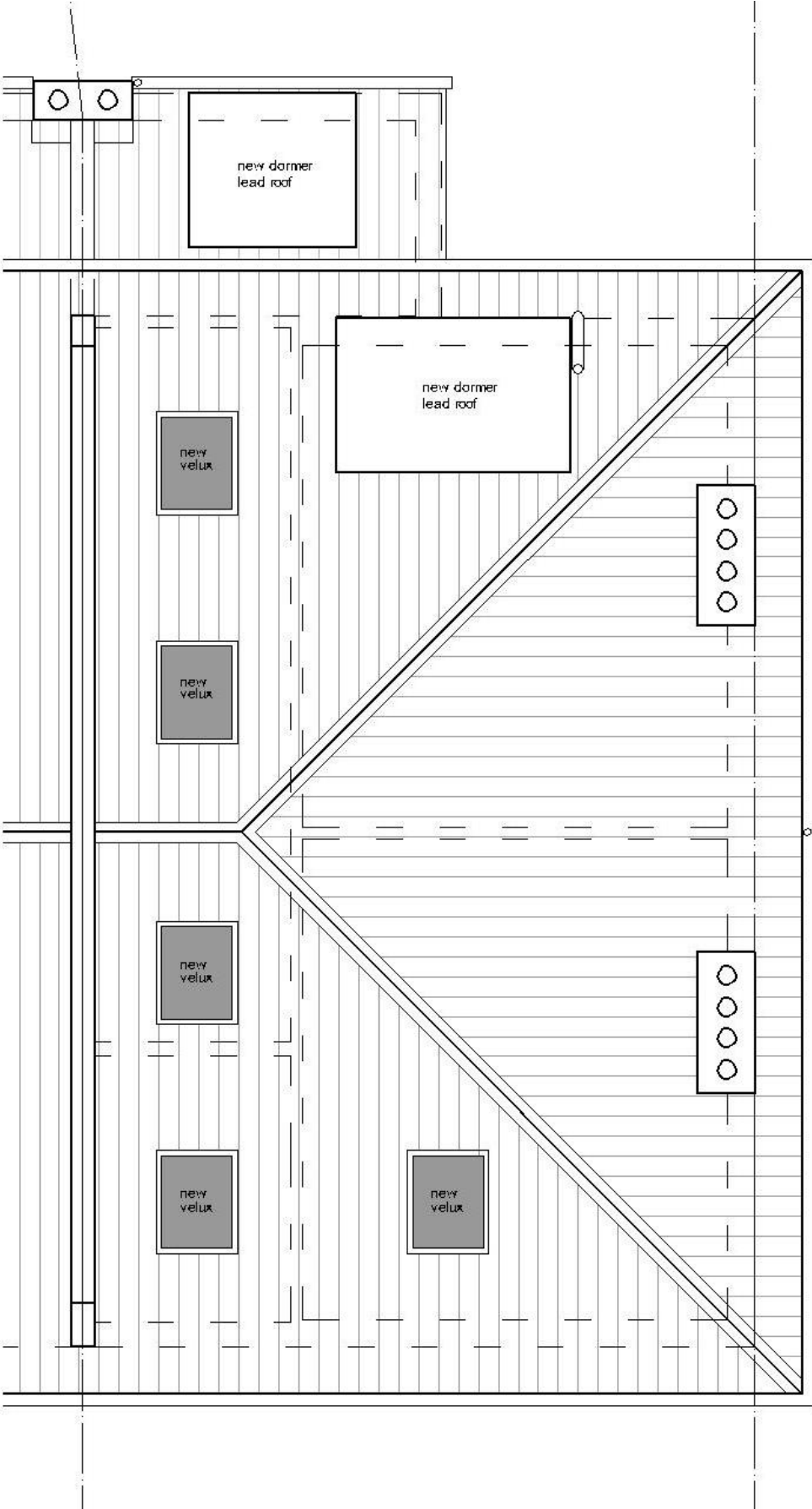


3.09 Third Floor split plan as Proposed





3.10      Roof Plan as Proposed



3.11 Front Elevation as Proposed



3.12      Rear Elevation as Proposed



#### **4.00 Conclusion**

- 4.01 The proposed amendments to the roofs at both upper and lower 3<sup>rd</sup> floor levels match those of the neighbours' property at No.87.
- 4.02 The proposals utilise traditional materials in keeping with the architectural style of the Conservation Area
- 4.03 The rooflights utilise low frames in a dark colour keeping them in-line with the original roof slope and unobtrusive.
- 4.04 The proposals maintain the key architectural character of the house; maintaining the strong line of the main house eaves to the rear elevation and also keep the defined mono-pitch roof feature to the lower rear roof.