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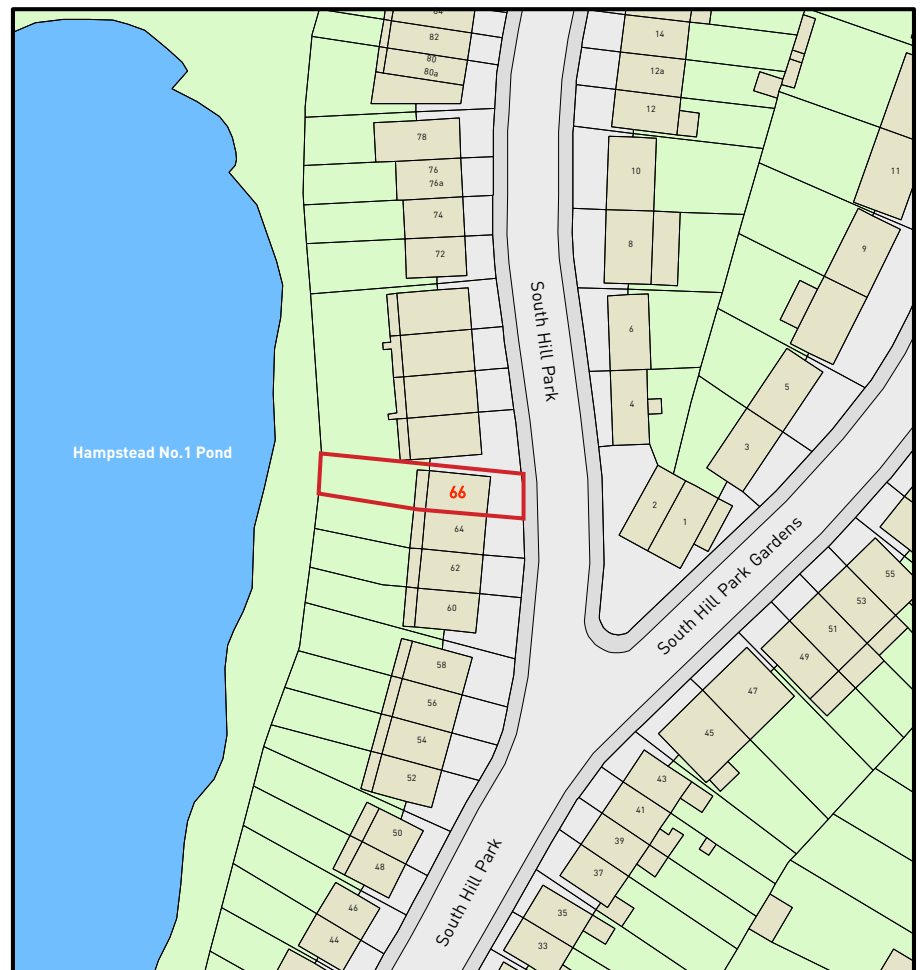
66 SOUTH HILL PARK, NW3 2SJ

DESIGN & ACCESS STATEMENT

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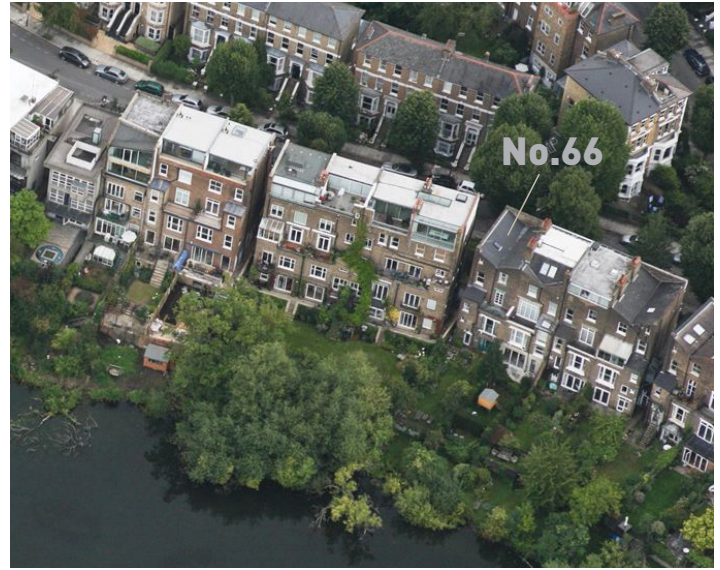
01 SITE LOCATION

Site location plan
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No. 66 South Hill Park is a semi-detached Victorian property arranged over four floors, situated within the South Hill Park Conservation Area (Sub Area 1). The property is located on the edge of Hampstead No.1 Pond and Hampstead Heath; it is 0.2miles from Hampstead Heath London Overground station.

South Hill Park was developed by Thomas Rhodes from 1871 and consists mostly of substantial terraced and semi-detached villas. The property forms the end of terrace of a group of four houses, typical to the west side of South Hill Park.

02 INTRODUCTION & PLANNING HISTORY



Existing condition

At first and second floor levels, the house is three windows wide with a projecting bay window at ground floor and lower ground floor level, and a ground floor entrance porch. The front elevation is decorated with Italianate rendered detailing to the windows and entrance porch and features rendered horizontal banding typical to the area. The rear elevation is simpler, faced entirely in yellow London stock with plain brick arches. A parapet conceals the roof construction to the front with a butterfly profile to the rear. Both neighbouring properties at no.64 and no. 68 have mansard roof extensions which slope away from the street front. The property is not listed but is considered to make a positive contribution to the special character of the area.

The site slopes steeply from the front of the house to the back which is a full storey lower. The front door at ground floor level has level access from the street and the rear garden is accessed from the lower ground floor kitchen and breakfast room. The rear garden backs onto Hampstead No.1 Pond.

The property has been in the same ownership for over fifty years and is in need of full refurbishment. The new owners have lived in Hampstead for many years and have been looking for a suitable family house to modernise to suit their requirements.

Pre-application advice

Pre-application advice was sought; Rob Tulloch was appointed as case officer with Charles Rose offering conservation consultation.

The original proposals were adapted in line with the feedback and recommendations of the authority resulting from the pre-application submission.

03 SITE PHOTOGRAPHS



04 PROPOSED WORKS

Access

Level access from the street to the ground floor entrance is maintained, as is the rear garden access from the lower ground floor. A new external flight of stone steps in the front garden provides access to a secondary entrance into the lower-ground floor.

Trees

There are no trees within the curtilage of the property or the proposed development.

The main elements of the proposal are as follows:

Single storey basement excavation

A new basement floor under the footprint of the house and rear terrace, projecting 2675mm from the existing external wall. The basement will contain a swimming pool, changing facilities, plant room and wine store. There is no proposed access to this level so the excavation is not visible externally. A full Basement Impact Assessment has been undertaken by Symmetrys Limited.

Part front garden excavation

The front garden of the property is to be partly excavated to allow for a bike store off the existing front area and a new utility room off the proposed new lower ground floor entrance, in line with the recent adjacent applications for no.54 & no.56 South Hill Park (2008/3694/P & 2009/1862/P).

Roof extension

The proposed roof extension is subordinate and sympathetic to the existing massing of the property. The party wall to no.64 South Hill Park has already been raised in second hand stock to allow for a roof extension to the neighbouring property. It is proposed to abut this party wall and imitate the massing of the neighbouring roof profile at no. 64 South Hill Park. The proposed extension is set back and slopes away from the rear facade, retaining the original roof profile. At the front of the property, the roof slopes away from the parapet wall and incorporates two conservation rooflights to match no.64 South Hill Park's apertures. The side wall is raised in selected second-hand stock to match the neighbouring property at no.68 South Hill Park.

Single-storey kitchen extension at garden level (lower ground floor)

The proposed rear extension is limited to one level and the massing is subordinate to the existing building. It is intended that the choice of contemporary materials will distinguish the extension from the existing building. There will be a flush threshold to the rear terrace and steps down to the rear garden.

New side addition

New two-storey side addition, concealed from street by trellis.

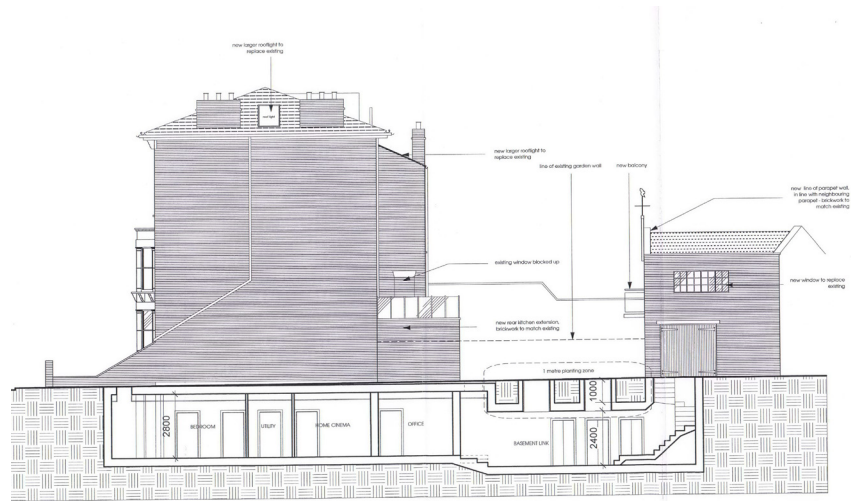
05 PLANNING PRECEDENTS: APPROVED BASEMENT EXCAVATIONS

85 South Hill Park

Ref: 2012/1989/P

Basement excavation under existing house and partially under garden and adjoining mews house.

Approved: 16/04/2012

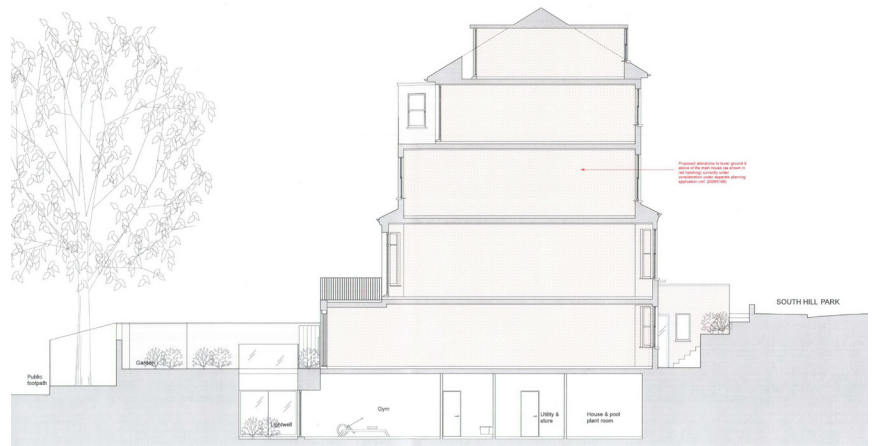


94 South Hill Park

Ref: 2009/5265/P

Basement excavation under existing house to include swimming pool and gym.

Approved: 23/09/2010

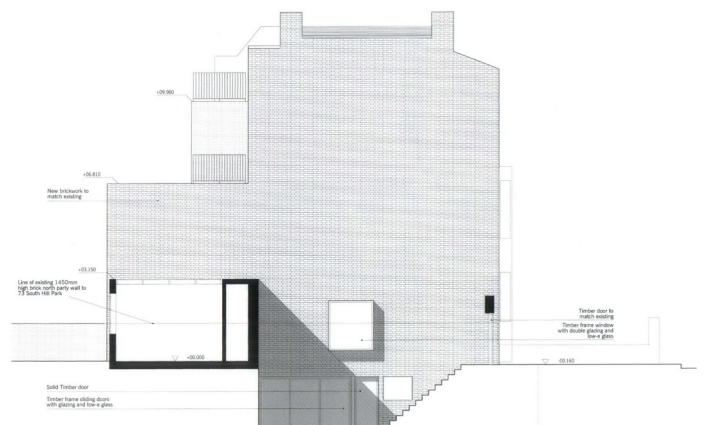


71 South Hill Park

Ref: 2009/5265/P

Basement excavation with glazing to side elevation and contemporary two-storey rear extension to rear.

Approved: 17/03/2009



72-74 South Hill Park

Ref: 2007/4432/P

Basement excavation across neighbouring properties to include swimming pool.

Approved: 02/11/2011

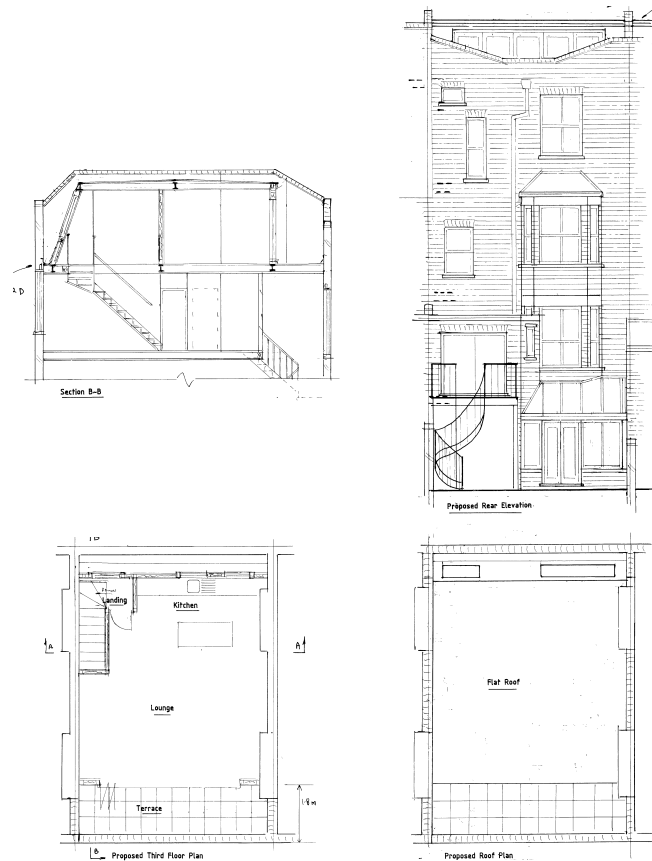
06 PLANNING PRECEDENTS: APPROVED ROOF EXTENSIONS

28 South Hill Park

Ref: 2013/0655/P

Full-width mansard roof extension behind
parapet wall with terrace to rear.

Approved: 10/04/2013

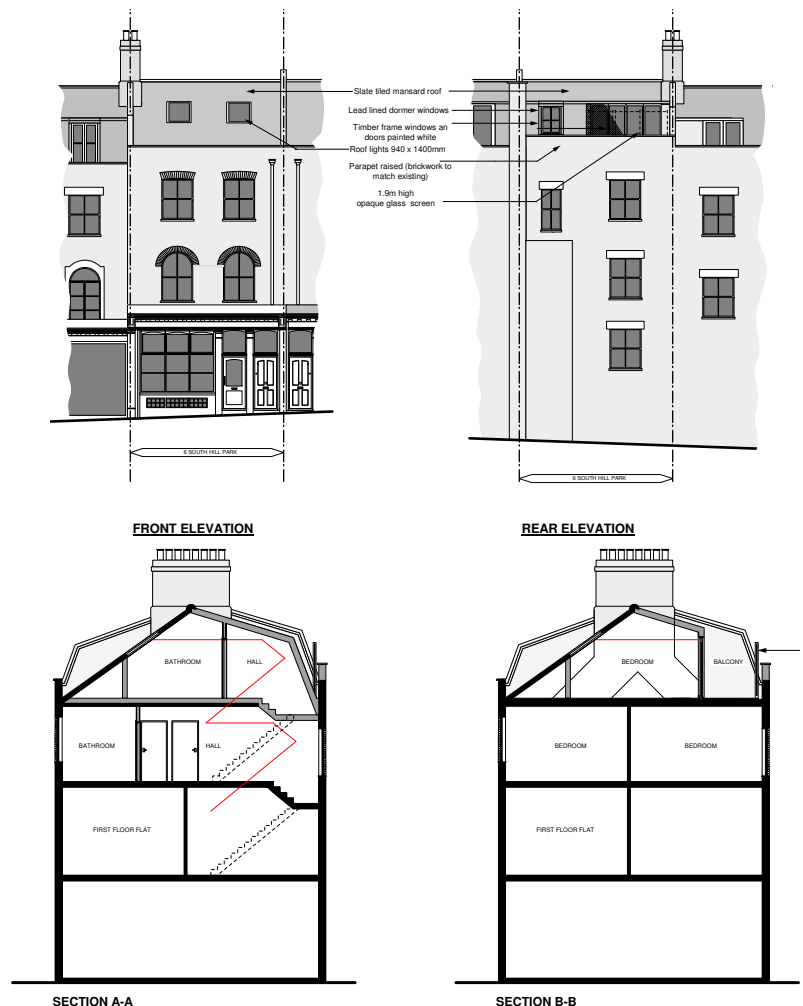


6 South Hill Park

Ref: 2012/6402/P

Mansard extension to rear of property
with terrace.

Approved: 25/01/2013



07 RELEVANT POLICIES & RESPONSES

CPG1 Design / 4.7 / 4.8 / 4.10 / 4.11 / 4.14 / 4.16 / 4.18

The proposed rear extension at lower ground floor level is subordinate to the massing of the existing building and the materials establish an 'harmonious contrast with the existing property... to distinguish it from the existing property'. Equally, the detailing and materials of the reconfigured ground and first floor fenestration will 'ensure the new work blends with the old'.

CPG1 Design / 5.7 / 5.9 / 5.11 / 5.15 / 5.19 / 5.24

The proposed roof extension respects the existing profile of the roof and is in line with the neighbouring properties.

CPG4 Basements / 2.7

The scheme has been assessed for its impact on drainage, flooding, groundwater conditions and structural stability as outlined in the appended 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. The scheme has been assessed for its impact on drainage, flooding, groundwater conditions and structural stability.

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

Acknowledging that no.66 South Hill Park makes a positive contribution to the special character and appearance of the area, care has been taken to assure that the proposed works to the property are sympathetic and appropriate, understanding the details, proportions and materials of the existing building in context and where appropriate, protecting and indeed replicating the originals in new work. The property is in a poor state of repair and is in need of complete refurbishment & the development will respect and enhance the property and the conservation area.

South Hill Park Conservation Area Statement / SHP15 / SHP16

The proposed roof extension respects the existing profile of the roof and is in line with the neighbouring properties.

South Hill Park Conservation Area Statement / SHP18 / SHP19 / SHP20 / SHP21

The proposed rear extension at lower ground floor level is subordinate to the massing of the existing building

South Hill Park Conservation Area Statement / SHP24

The garden will be improved as part of proposed works to the property.

South Hill Park Conservation Area Statement / SHP26

It is proposed to retain the existing form of the front garden and to improve the existing low boundary wall.

APPENDIX

08

Basement Impact Assessment