

DESIGN AND ACCESS STATEMENT

Flat 1, 13 South Hill Park Gardens, London NW3 2TD

Introduction

Historical Significance

Description of the Existing Property

Design Principles and Appearance Referencing Local Context

Environmental Impact

Description of Use, Layout and Scale

Access and Landscaping

Introduction

13 South Hill Park Gardens lies within the South Hill Park Conservation Area, in the sub-area South Hill Park and South Hill Park Gardens. The conservation area as a whole has been designated as an area of special historical or architectural interest worth preserving.



Aerial view of South Hill Park Gardens

Historical Significance

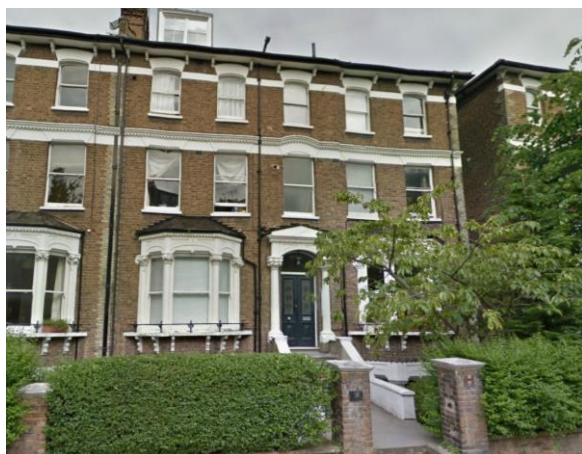
South Hill Park and South Hill Park Gardens were developed in the second half of the 19th century as the demand for residential properties increased. The Hampstead train station was built before the area was developed, facilitating its development. Residential Development began in earnest in the 1870s, and continued over the next decade, which was the period when 13 South Hill Park Gardens was built.

South Hill Park was built in the form of a squash racket to allow for the maximum frontage for the properties in the street. It is characterised by Italianate semi-detached villas set within private gardens. The oval shape of South Hill Park Gardens forms a large inner space comprised of the private gardens at the rear of the houses on the street. This collective garden area provides amenity and pleasant views to all the houses and flats on South Hill Park Gardens.

Description of the Existing Property

The property is a garden flat comprising approximately half of the lower ground floor of the converted house of which it forms a part. It has a front terraced garden and lightwell and a deep rear garden stretching to approximately 18M. At the rear of the building, a conservatory leads onto the garden. The Victorian style conservatory was built in 1991 and is characterised by large windows set into a stained timber structure.

The existing conservatory currently serves the purpose of a media room. Although centrally heated, it was not built with insulation in the walls or floor, and is uncomfortably cold in the winter months due to drafts and heat loss through the floor and lower timber panels.



Street view, 13 South Hill Park Gardens



Garden view, Flat 1, 13 South Hill Park Gardens

Design Principles and Appearance

The proposal is to replace the existing timber and glass conservatory with an extension which is well insulated and more fit for purpose. The link from the flat into the extension will remain as existing, and will not alter the original rear French windows of the Victorian building. A small internal lightwell is proposed to let light and air into the existing internal room as well as into the proposed extension.

The proposed structure is to project into the garden a distance of 2.9M from the rear closet wing and is to abut and align with the rear projection of the extension to Flat 2 currently under construction. This projection is 1.4 metres further into the garden than the existing conservatory. The new flank wall to No. 11 will be built from London stock brickwork to match the existing.

The design has been done in such a way as to be compatible with the extension to the rear of the other half of the terrace, uniting the building at the rear with sympathetic modern extensions. To this end, similar design principles were followed, employing a flat roof, sliding glazed doors and timber boarding.

Local Context

The two properties flanking Flat 1, namely 11A, South Hill Park Gardens and Flat 2, 13 South Hill Park Gardens, both have planning permission for extending into the rear gardens of their properties, and the planning permission for Flat 2 is currently being implemented. Without further development, Flat 1 will therefore have an disconcerting sense of enclosure at the rear of the property.

The proposal for the extension to Flat 1 is such that its modern style, flat roof and use of materials will make it sympathetic with the development on either side, both of which are modern in appearance. In particular, the proposed style of the extension to Flat 1 is such that it will be harmonious with the extension at Flat 2 as these two garden flats share the lower ground floor of the same terrace. For this reason, the proposed roof of the extension to Flat 1 is the same height as that of Flat 2, and the rear projection is the same.

The materials have been chosen to be sympathetic with its adjoining extension, and also to remain distinct from, and subservient to, the parent building.

The new extension will avoid loss of amenity to its neighbouring properties, and will have a negligible impact on the adjacent properties.

A small lightwell will bring light and air to the existing internal room, as well as to the proposed extension. Windows of the proposed extension will look onto the lightwell and face the rear garden of the adjacent property at No.11; however the proposed windows will be smaller and further away from the adjacent property than the existing conservatory windows. Currently 3.5M of glass look towards the adjacent garden, and the windows are 0.4M from the property line. The proposal is for just under 2M of window, 0.77M away. Additionally, the planning for the extension at No.11 is to build a high brick wall against the property boundary.

Environmental Impact

Currently, the property has an uninsulated conservatory served by the central heating system. This has allowed appreciable heat loss from the property, and represents a significant negative impact on the environment. The proposed new extension will be insulated to exceed the current Building Regulations Part L guidance for conservation of fuel and power. The new extension will also be fitted with low-energy lighting. The intention is that over time the negative environmental impact of building the extension will be more than offset by the conservation of energy used to heat and light it.

Description of Use, Layout and Scale

The proposed rear extension will be used much in the same way as the existing conservatory it is replacing – as a media room.

The layout will be similar to that of the existing conservatory it is replacing, with one room replacing the other.

The scale of the proposed extension, though larger than the existing conservatory, is in keeping with the scale of the approved extensions to the properties on either side, as well as similar extensions in the Conservation Area.

Access and Landscaping

There will be no change to the access. Currently the rear of the property is accessed internally through the property, and this connection will remain.

The rear garden landscaping will be adjusted to accommodate the proposed extension. The existing Yorkstone paving will be extended into the garden to allow for a metre of paving beyond the proposed rear of the extension. This paving will be set into a sand bed.

An extensive sedum green roof will mitigate against storm surges during heavy rainfall as it will retain much of the rainwater that it collects.

The planting beds on either side of the garden will be maintained with evergreen plants.