

DESIGN & ACCESS STATEMENT 22 SOUTH HILL PARK GARDENS



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fig 1.A
Location Plan

1 Introduction

The application seeks permission for a ground floor extension to the rear of the property as well as the replacement of a first floor window at 22 South Hill Park Gardens. The proposal seeks to preserve the character of South Hill Park Gardens, nullifying any impact on the high quality streetscape of the area whilst optimising the use of the property.

2 Site and Surroundings

2.01 The application site, 22 South Hill Park Gardens, comprises a large 4 storey building which forms a semi detached pair with No.20 to the south.

2.02 The house is located within the South Hill Park Gardens Conservation Area and located on the west side of South Hill Park Gardens on the southern edge of Hamstead Heath, within the borough of Camden.

2.03 The application property is registered as four self-contained flats.

2.04 The rear elevation of the property will be affected by the proposal.

2.05 There are several 20th Century, one and two storey rear extensions to several properties along South Hill Park Gardens and the surrounding area (fig 2.A, 3.A & fig 3.B)





fig 2.A
Aerial View of South Hill Park Gardens. The site is outlined in white. The image illustrates a variety of rear extensions, in South Hill Park Gardens outlined in red.





FULL WIDTH EXTENSION SEE FIG. 2A

*Fig 3.A
Rear view from 22 South Hill Park Gardens from third floor window. The image illustrates a variety of extensions in South Hill Park Gardens.*



*Fig 3.B
Rear view from 22 South Hill Park Gardens from third floor window. The image illustrates a variety of extensions in South Hill Park Gardens.*





Fig 3.C
Front Elevation of South Hill Park Gardens



Fig 3.D
Rear Elevation of number 22 South Hill Park Gardens and adjacent properties

FOUR WINDOWS TO BE REPLACED WITH ONE SASH WINDOW
TO MATCH EXISTING FIRST FLOOR SASH WINDOWS





4.0 Planning Policy

4.01 The following section evaluates the response of the design to relevant policies. The *italic text is quoted from policy documents*, normal text details our response.

4.1 Site History

4.11 A previous planning application for an erection of an external staircase 28-01-1971, application number 9995/R1

4.1 National

4.11 *Paragraph 34:*

Planning authorities should plan positively for the achievement of high quality and inclusive design for all developments, including individual buildings, public and private spaces and wider area development schemes. Good design should contribute positively to making places better for people.

4.2 Camden UPD

4.21 Policy DP5: Providing Quality Homes

DP 5.4 The Council has identified a very high priority for marketable houses of 2 bedrooms.

DP 5.9 Conversion of market housing should also generally retain or re-provide existing 2-bedroom homes and should also include large homes.

This proposal aims to modernise the internal layout in order to ensure its continued use as a large property with self contained flats. The proposal alters the external appearance of the building to the rear by the erection of a full width, single storey extension and will replace a first floor window.

4.22 Policy DP24 : Promoting good design

The Council will require all developments, including alterations and extensions to existing buildings, to be of the highest standard of design and will expect developments to consider:

(A) character, setting, context and the form and scale of neighbouring buildings.

The proposal does not differ to many neighbouring properties along the same street.

(B) the character and proportions of the existing building, where alterations and extensions are proposed.

The detailing of the proposed lower ground extension will be of two separate elements. One, set back, with a rendered finish and glazed doors, the other a rebuild of the brick side extension, in London stock brick to match existing. This will be done in order to retain the existing character and proportions making the bulk of the proposal subservient to the character of the original building.

4.23 Policy DP25 - Conserving Camden’s heritage

25.3 The character and appearance of a conservation area can be eroded through the loss of traditional architectural details such as historic windows and doors, characteristic rooftops, garden settings and boundary treatments. Where alterations are proposed they should be undertaken in a material of a similar appearance to the existing. Traditional features should be retained or reinstated where they have been lost, using examples on neighbouring houses and streets to inform the restoration.

The building is situated within the South Hill Park Gardens Conservation Area, the depth of the rear extension will be no more than 3.5m from the main building line to ensure it remains of an acceptable scale and bulk, in the context with the wider terrace. This would be done so as to ensure there is no harm to the amenity of neighbouring occupiers whilst allowing the main body of the existing building to dominate. Four windows which currently belong to split level bathrooms will be removed and a painted timber framed sash window will be installed to both match and reinstate the original character of the building. *(fig 4.B)*

4.24 Policy DP26 - Managing the impact of development on occupiers and neighbours

The Council will protect the quality of life of occupiers and neighbours by only granting permission for development that does not cause harm to amenity.

a) visual privacy and overlooking

The proposed extension would face in a perpendicular direction to the main body of the building, glazed doors in the facade would not overlook any adjacent properties. The roof of the extension would not be used as a terrace, so as to protect the amenity of the neighbouring properties.

4.25 Camden Planning Guidance, Design, CPG1

P4.7 Alterations should always take into account the character and design of the property and its surroundings. A harmonious contrast with the existing property and surroundings may be appropriate for some new work to distinguish it from the existing building.



4.0 Planning Policy continued...

Windows and doors will be of painted timber to match the existing materials. New guttering and down pipes will be grouped together in discrete positions and be black to match existing down pipes. Materials will be of a colour and texture that complement the existing building.

P4.12 In order for new extensions to be subordinate to the original building, their heights should respect the existing pattern of rear extensions, where they exist.

The proposal closely matches a number of properties along the street with one storey rear extensions (fig 2.A, 3.A, fig 3B). The composition of the new extension will be read as two elements, one which retains the existing facade of the brick out building and another which will be set back from the original, created from a different material language so as to allow the original footprint of the building to be read.

P4.14 The width of rear extensions should be designed so that they are not visible from the street and should respect the rhythm of existing rear extensions.

The rear extension will not be visible from the street and not project from the existing bulk of the main building by more than 3.5 meters, nor will it be utilised as a terrace, so as to not have a detrimental affect on the amenity of neighbouring properties.

4.26 South Hill Park Garden Conservation Area Statement

SHP7 In all cases, existing/original architectural features should be retained and kept in good repair, and only be replaced when there is no alternative, or to enhance the appearance of the building through the restoration of missing features.

Four small windows on the rear façade will be replaced with one painted timber framed sash, to reinstate the existing character of the building as the internal layout is modernised.

SHP18 Rear extensions should be as unobtrusive as possible and should not adversely affect the character of the building or the Conservation Area. In most cases such extensions should be no more than one storey in height, but its general effect on neighbouring properties and Conservation Area will be the basis of its suitability.

The rear extension will be one storey in height. All materials used will be carefully detailed and matched to those of the existing building, where appropriate, as previously stated. The new footprint of the proposed building will project by no more than 3.5m, at its deepest point.

SHP20 Rear extensions will not be acceptable where they would spoil a uniformed rear elevation terrace or group of buildings

The rear elevation is not currently uniform. The proposal will be of a sensitive scale so as to be subservient to the existing elevation, all glazing in the proposal for the ground floor extension will line up with the windows above.



*Fig 4.A EXISTING
View of rear elevation , note four windows at first
floor level, irregular openings on ground floor*



*Fig 4.B PROPOSED
View of rear elevation , note single sash window to
replace four small windows. Large contemporary
glazed doors line up with windows above.*

5 Use

5.01 The application seeks permission for an extension on the ground floor.

5.02 The flat roof to the rear will not be occupied. For maintenance it can be accessed through the rear first floor window.

6 Amount

6.01 34.5sqm additional internal floor space at ground floor level shall be formed.

7 Scale

7.01 The proposed extension will be set back 500mm from the existing rear extension and 200mm below the existing flat roof height (fig 4.B)

7.02 The roof of the extension will be a flat roof.

8 Appearance

8.01 Contemporary materials will be used in accordance with the planning guidance. The set back portion of the facade will be of render with glazed doors. The existing rear extension will be rebuilt to match the existing materials.

8.02 The window on the first floor will be a painted timber framed sash and centred on the existing window above. Glazing on the proposed patio doors will also be aligned with existing glazing above. The doors on the ground floor will be painted timber framed





9 Amenity

9.01 The scale of the proposal has been designed to ensure no loss of privacy or amenity to surrounding properties.

9.02 Access to the flat roofs will only be for maintenance.

10 Environmental Impact

10.01 The design will be dependent on using natural light and ventilation. The sash window on the first floor will be manually operable, as will doors on the ground floor, allowing for moderation of climatic condition by the residents

10.02 The design will be conducted in compliance with current thermal insulation and sound insulation regulations.

11 Access

11.01 The property is within an average public transport accessibility level 3.

11.02 No change in parking provision is required.

11.03 The design has no adverse affect on the accessibility with all access in accordance with building regulations.

12 Conclusion

It has been demonstrated in this statement that the proposed extension aims to be sympathetic to the concerns raised by the Council. The proposed extension, has a relative lack of visible scale and bulk from the street, in relation to the main body and existing character of the building so as to preserve character and appearance. In addition, both set back, in terms of scale and positioning of windows, would have no adverse impact upon the amenity of the residents of the adjoining properties.