

DESIGN AND ACCESS STATEMENT

38 SOUTH HILL PARK

LONDON NW3

1.0 INTRODUCTION

The property is located on the North West side of South Hill Park. It is a five storey terraced house which is used as a single-family dwelling house. The property has a raised floor with steps up from the jetty level. The property is faced with brickwork to the front and rear elevations with white stucco details and is situated within the Camden Conservation Area but not a listed building.

2.0 PROPOSAL

It is proposed to extend the ground floor area onto the existing rear terrace of the house. The existing metal railing of the terrace is to be removed and replaced with a glass balustrade on the wall.

3.0 NEIGHBOURING PROPERTY

This proposal is a similar nature to the existing extension at 36 South Hill Park, which supports our case for this application.

4.0 USE

M I C H A E L I S B O Y D A S S O C I A T E S

There is no change of use to this property. It will remain as a single-family dwelling house.

5.0 AMOUNT

It is proposed to increase the footprint of the property in the form of an extended ground floor above the existing lower ground floor. The proposal provides approximately 17.5m² of additional residential accommodation. The proposal will not adversely affect of the neighbours and the design and nature of the development will avoid any detrimental impact on the daylight or sunlight to the surrounding properties.

6.0 LAYOUT

The proposed extension has been designed to compliment and enhance the existing building.

The proposed additional floor space will serve the additional floor space to the ground floor. The extended accommodation space will incorporate additional living space on the ground floor level, which allows a significantly enhanced internal layout optimizing the potential of this property.

7.0 SCALE

Careful attention has been given so that the proposed extended dwelling is proportionate to its surrounding site and does not negatively impact on surrounding properties.

8.0 LANDSCAPING

M I C H A E L I S B O Y D A S S O C I A T E S

The proposal includes the extension to the existing terrace of the ground floor. The proposed glass screen and glass balustrade enhance the view of the nice rear garden, which will be untouched in this proposal.

APPERANCE

Visually at the rear of the property, the proposed extension will relate to the lower ground floor glazed doors. The setting back of the proposed ground floor extension from the rear line of the lower ground floor will preserve the terraced nature of the extension in the area and ensure that the extension does not dominate the mass of the existing building.

Large glazed windows are common in this group of properties and as such this proposal responds to the existing materiality yet is modern enough to be clearly understood as a later addition to the building. Besides, the principle glazed form of the proposal can also be achieved through implementing already certified permitted development rights.

It is to be noted that no part of the proposal will be apparent from the street.

The Council seeks that all development in the Borough is to a high standard of design that is compatible with and sensitive to the scale, height, bulk, materials and character of the surroundings. Policy permit extension's only where the external appearance of buildings or the surrounding area will not be harmed. It is considered the proposal will not have a negative effect upon the character or appearance of the building or the surrounding area. The proposal is therefore considered to be in accord with Policies of the Unitary Development Plan

9.0 ACCESS

M I C H A E L I S B O Y D A S S O C I A T E S

The access remains as it exists and is therefore considered to be compliant of current legislation.