Design and Access Statement

104 South Hill Park, London NW3 2SN

May 2012

Existing Front Elevation

Local Authority:	London Borough of Camden.
Date:	May 2012.
Site Address:	104 South Hill Park, London NW3 2SN

Agent:	Construct 360 Limited 13 Oakdale Avenue, Harrow, HA3 0UJ.

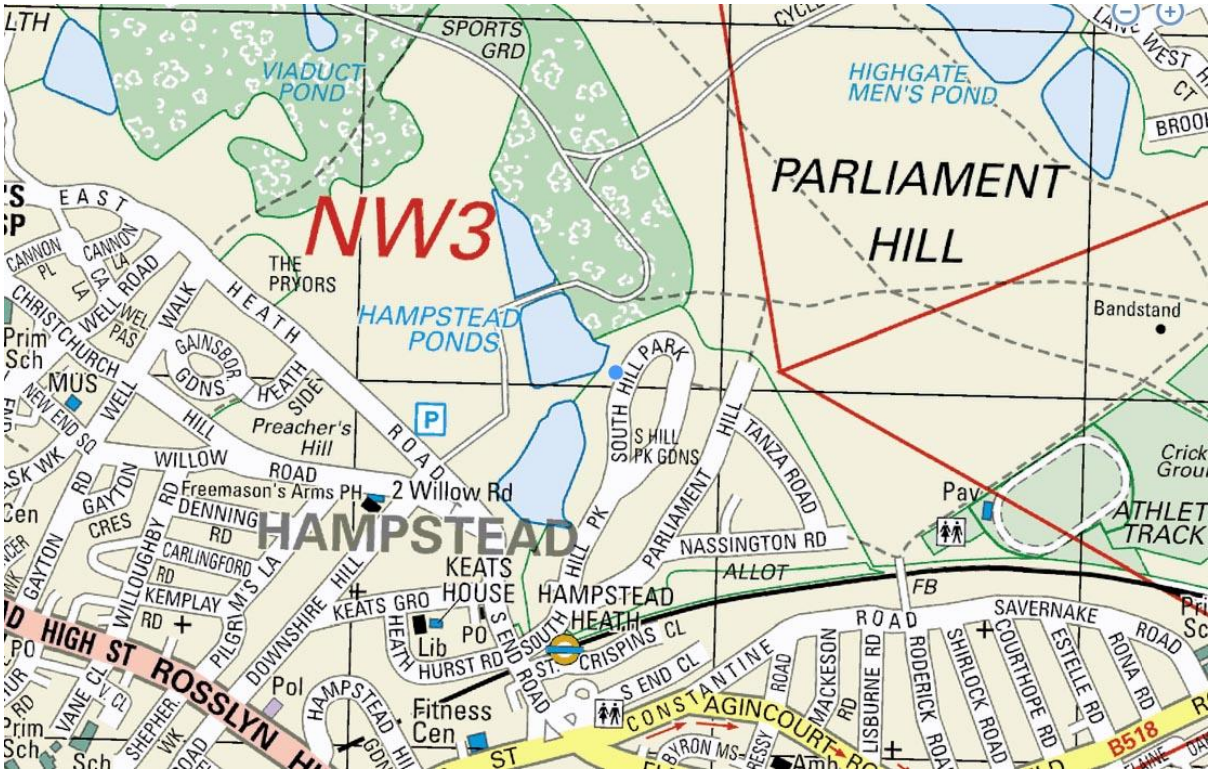
Introduction

- To communicate to local authority planning services, the scheme design in full and to secure their recommendation for planning approval.
- To provide the opportunity for final debate upon any fundamental design and access principles prior to determination and project procurement.
- This statement accompanies an application for the retention of 2 No. glazed dormer side cheeks to the rear dormer.

Existing Context

The Site and Surrounding Context

The application site is located on South Hill Park within the Conservation Area. The property is not listed. The property is located within close proximity to Hampstead Heath.



Map of Local Area

The existing building is 5 storeys including the existing converted roof which contains the flat.
The existing building is constructed from brick masonry walls and pitched roof with timber framed sash windows.

The Proposal

The proposal is to retain the said 2 no. glazed dormer side cheeks which have been fitted in the past. We cannot fully confirm the original fitting date of the dormers but the company responsible for the management of the building have confirmed that in the time that they have been involved with the building that the said 2 No. glazed dormer side cheeks have always been there.

In addition we have had confirmation from the building management company that a building contractor appointed by the owner (Basalt Holdings Limited) to refurbish the property when they were first involved with the property had replaced various roof elements on a like for like basis.

We understand that the previous owner of the building could not afford to maintain the building elements, to this affect the current building owners discovered some unorthodox building maintenance and thermal insulation techniques. For example the roof slates had been glued together perhaps to prevent water penetration, between the rafters had been infilled with newspaper, cardboard and tissue paper perhaps to improve thermal efficiency, some of the rooflights had been under sealed with plastic sheeting, cardboard and newspaper perhaps to prevent draughts and water penetration.
The inner face of the existing glazed dormer cheeks had been sealed with paper, cardboard and polystyrene insulation it would appear in an attempt to increase thermal efficiency.

When the above temporary measures were removed by the current building owners several years' worth of dirt and dust which had built up were released.

Considering the poor state of repair of the flat when the current owners acquired it, the contractors were instructed to replace defective elements on a like for like basis.

In carrying out such works the current flat owners did not believe that a Planning application was necessary, and therefore an application was not submitted.

The flat owners have certainly improved and enhanced the existing building as it was somewhat unkempt when acquired, in addition the thermal efficiency of the building has been greatly improved with insulation and an efficient gas boiler.

The result of the works carried out by the building owners is a thermally efficient flat with restored natural light from the replacement glazed dormer side cheeks.

5.0 Conclusion

We believe that the proposal to retain the replacement glazed dormer side cheeks results in restoring adequate levels of natural light and improves the thermal efficiency of the flat.

It is hoped that officers will be able to support the current proposal to retain the glazed dormer side cheeks as the living accommodation is greatly improved as a result.