

Design and Access Statement

154 4.01

Lower Ground Floor Flat, 116 South Hill Park, London NW3 2SB
28th November 2011

Design

The proposal involves the alteration of an existing doorway and window in the northern elevation and the installation of a new door into the western elevation in the space between 116 and 114 South Hill Park such that access to the garden for the upper floor flats is relocated to this space. The existing access is changed to a smaller window into a new bedroom in the lower ground floor flat that is created as a consequence of these changes and other internal alterations as indicated on the drawings.

114 and 116 South Hill Park are large Victorian villas but have been heavily modified, probably in the 1970's to create a set of 5 flats in number 116 and 4 in number 114. The rear bays have been replaced with new square chamfered bays running the full height of the rear elevations and the gap between the two villas has been in-filled with a porch structure that affords access to both buildings. There is a change of level of an entire floor from front to back and this creates the space where it is proposed to form the new access. We believe that historically the access to the garden was at this location, a long standing local resident recalls there being doors in this elevation.

The new door has been designed to match with the detailing of the conversion as this is now the predominant idiom at the rear of the building and the proposal is for a single casement door opening out with a side light at the base of the reconfigured stair. The door and side light will be double glazed, made from timber and painted white. The lintel forming the new opening will match the concrete lintels installed in the conversion and will be at the same height as the small window facing north at the back of the space for continuity of detail and level. We intend to simplify the access through to the garden by altering the planting.

The new window in the northern elevation was considered carefully and after looking at some options (as attached drawing 154SK05) we decided that a simple single pane carrying the line and proportion of the upper windows down would be the best solution. This involves fixing a brick and a half of 20mm slip brick to the existing lintel and this needs to be carefully controlled to ensure the slips run flush with the main wall. Previous alterations have been made at the rear with poorly matching bricks and mortar and uPVC windows. We intend to remove the bricks at low level and reform the opening with a close match, toothing in all round. The window will be a modern white painted tilt turn window to match the proportions of the timber windows in the 1970's conversion.

Access

The current access to the garden is via a staircase from the communal hall; the alterations involve installing two kite winders into the corner of this stair and rebuilding the bottom portion at the same angle as the existing to maintain a safe and constant pitch leading to a generous, well lit, 1200mm hallway. There will be a step down into the garden as existing, the sill will be flush with a 2 part low profile storm seal fitted to the bottom of the new door.

Yours Sincerely Dylan Haughton RIBA



1.
Leave lintel in place
Bring proportion of upper
window through in lower
window division



2.
Leave lintel in place
Fill gap below window
with a brick and a half
with a shadow gap to bring
upper proportion through



3.
Tooth in new brickwork
(brick and a half)
matches proportion over.
Cover lintel with brick slip

dylan haughton architects

116 South Hill Park
North Elevation Options
154SK05 - 1:50@A3 - 26 11 2011