

NOVEMBER 2011 DESIGN & ACCESS STATEMENT



Proposed Refurbishment to 41-43 South Hill Park, London NW3 2ST:

This statement accompanies a planning application requesting the following alterations:

CHANGES TO THE EXISTING REAR EXTENSIONS, REPLACEMENT OF WINDOW WITH NEW DOOR AT THE SIDE OF NUMBER 43 BASEMENT, ENLARGEMENT OF EXISTING WINDOWS TO ALLOW MORE DAYLIGHT TO EXISTING HABITABLE ROOMS AT BASEMENT LEVEL, RECONFIGURATION OF FRONT GARDEN TO CREATE NEW BIN REFUGE AREAS AND BICYCLE PARKING AND OTHER ALTERATIONS TO EXISTING RESIDENTIAL BUILDINGS (CLASS C3).

LOCATION AND SITE

The site comprises a four storey plus basement properties with a mansard roof located on the east side of South Hill Park. The 2 buildings were laterally converted into 5 flats (no information was found on when the conversion occur). Nos. 41-43 South Hill Park are under the same ownership. It lies within a terrace of similar type of properties where the predominant land use is residential.

The building is not listed, but lies within the South Hill Park Conservation Area and is considered to make a positive contribution to the character and appearance of the conservation area.

USE

The current use is of 5 residential units: 4 bedrooms maisonette on the basement and ground floor. Entry to the maisonette is through the front door of number 43 South Hill Park. 3 flats each consisting of 3 bedrooms on the first, second and third floors and a 2 bedrooms flat on the fourth floor (mansard roof), entry to those 4 flats is from number 41 South Hill Park.

PROPOSAL

This statement accompanies a planning application requesting the following alterations:

- Replacement of existing side window with a door to allow the creation of a one bedroom flat on the basement and the enlargement of the existing front windows of the basement to allow more daylight to the existing habitable rooms.
- Enlargement of existing extension at number 41 to improve the layout to both Ground and First floor flats. Both flats have gardens and by improving the connection with the garden they will form a most needed family units.
- Following an approve application for a roof terrace at the top of the building we propose to create a 4 bedroom maisonette on the third and fourth floor. With the additional amenity space this will help to form another family unit.
- Changes to the front garden to allocate additional space for refuge bin and bicycle storage.