

Proposed rooftop extension to 100 South Hill Park, NW3 - Design Statement



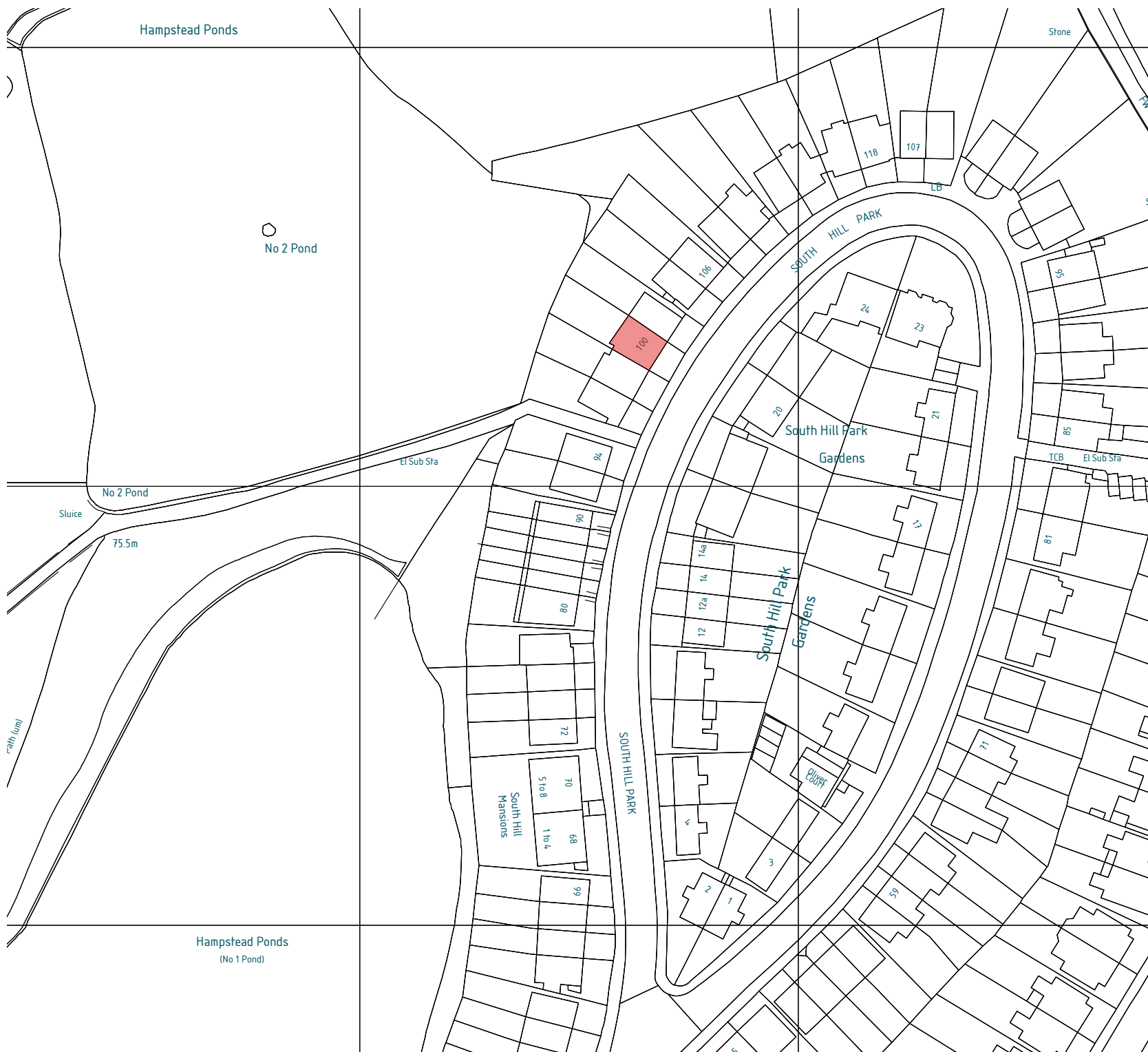
100 South Hill Park, London, NW3

Client: Johanna and Richard Farley

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Site plan of South Hill Park

1. Introduction

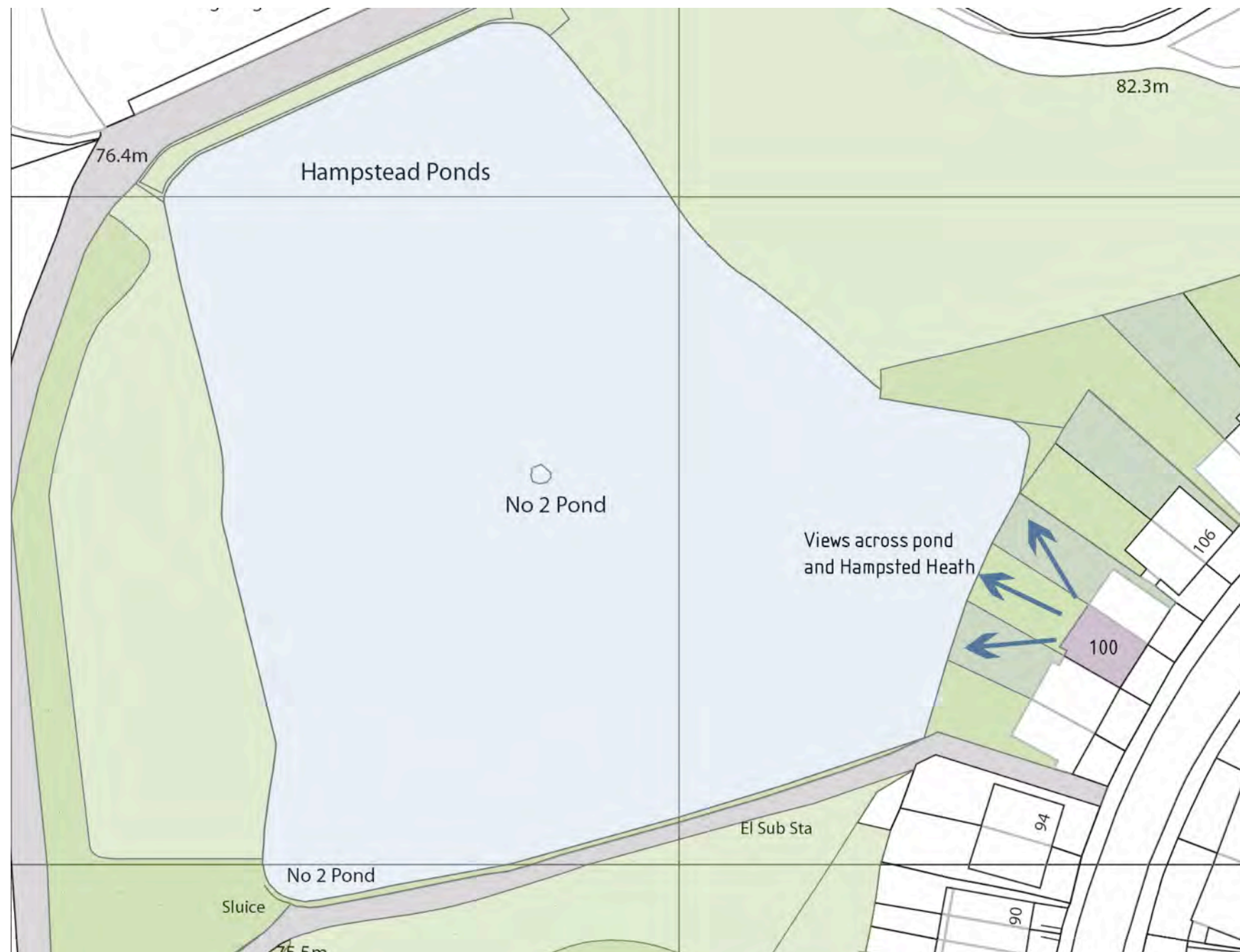
The proposal illustrated in this document is to provide additional accommodation within the roof space of the clients house in the form of three separate, distinct dormer windows set within the building’s roof planes. This document illustrates that the house in it’s current form has a series of dormer windows, which the proposed dormer extensions replace and enlarge. Additionally, this report shows that the proposed enlargement and redesign of these dormer windows is comparable and by no means unique in terms of approach, typology, massing or scale when viewed in the context of developments and extensions carried out by the owners of similar properties within the Conservation Area. Indeed, the character of the Conservation Area as a whole - and specifically the character of the roofscape of the Conservation Area, viewed from Hampstead Heath - is one of variation: variation of styles, scale and extent of extension. The predominant condition - and therefore the underlying character of the Conservation Area, however, is unquestionably one of extended rooflines of one sort or another. The proposals are, therefore, in line with the extent and type of extension carried out on a substantial number of neighbouring properties - including some very recent examples approved by the local authority.

Site

The clients property is located on South Hill Park, overlooking Hampstead Heath’s middle pond to the West of the property. The following extract from Camden Council’s Conservation Area Statement gives a concise historical background for the area immediately surrounding the clients property:

‘South Hill Park Conservation Area was first developed in the second half of the 19th century. Based on historical patterns of land ownership, the subsequent sequence of development and the prevailing architectural styles, the Conservation Area can be divided into two discrete sub-areas:

- *South Hill Park and South Hill Park Gardens*
- *Parliament Hill, Tanza Road & Nassington Road.*



Larger scale plan showing 100 South Hill Park

Prior to 19th century urban development, the Conservation Area was farmland, forming parts of two separate estates. The 1866 Ordnance Survey map shows the area as two large fields separated by a hedgerow running in a north east direction. This hedgerow defined the boundary between the Maryon Wilson and Belsize estates. A farm track (now Parliament Hill) is shown parallel to the field boundary and running along a ridgeline leading to the summit of Parliament Hill.

South Hill Park and South Hill Park Gardens were developed by Thomas Rhodes from 1871 onwards, as housing for the growing middle classes. Hampstead Heath Station was built before development of the Conservation Area and provided the stimulus for its development as an early residential suburb. Development was restricted by the New River Company's Water Works Reservoir to the west and by the railway cutting to the south. Land to the east and north east formed part of neighbouring, as yet undeveloped estates.

South Hill Park was laid out in a 'squash racket' shaped loop, mainly to make the best use of the restricted space available, creating the maximum amount of building frontage within the confines of the shape of this field. It has also been suggested that the shape may have resulted from a desire to frustrate Lord Mansfield's aims to develop Kenwood Estate to the north.

The first building in South Hill Park was The Magdala Tavern, which was built by 1868. Development progressed northwards and by 1873 several properties in South Hill Park were already occupied. Development of this part of the Conservation Area continued over the next decade.

South Hill Park became a renowned location for experimental designs by the first generation of post-second world war architects, some of whom designed in-fill development on bomb sites.'

2. Brief

In discussions with the client an outline brief has emerged, describing the accommodation that is required. The new accommodation is to be largely confined to the roofspace, although some alteration may well be required to the lower floor in order to maximise the useable floorspace within the roof. The requirement is to accommodate the following on the upper floor of the house:

- refurbished bedroom space, considering the option to alter the ceiling profile so that it follows the profile of the roof without flattening off at a given height.
- a new shower room and W.C en-suite to the bedroom space



- a small studio space for jewellery design
- on the half landing below the lower floor to change the existing bathroom / W.C space to another use, possible a library open to the staircase.
- alter the staircase design between the roofspace level and the floor below in order to ensure that the best possible use is made of the space available within the existing footprint.

Site plan of South Hill Park showing conservation area boundary shaded blue



View across no.1 Pond to the rear of houses on South Hill Park



View across no.2 Pond to the rear of houses on South Hill Park - no. 100 is shown furthest right in this image

3. Context

The following images and diagrams illustrate the context of the surrounding area. The site diagrams specifically concentrate on the area immediately around the client's property and in addition, focus on the alterations already carried out by owners of properties of a similar typology; South Hill Park has a number of different residential typologies, ranging from terraced rows, which originally had valley roofs, to semi-detached villas, similar to the one that this proposal seeks to extend and the area also includes a number of interesting examples of post-war residential architecture.



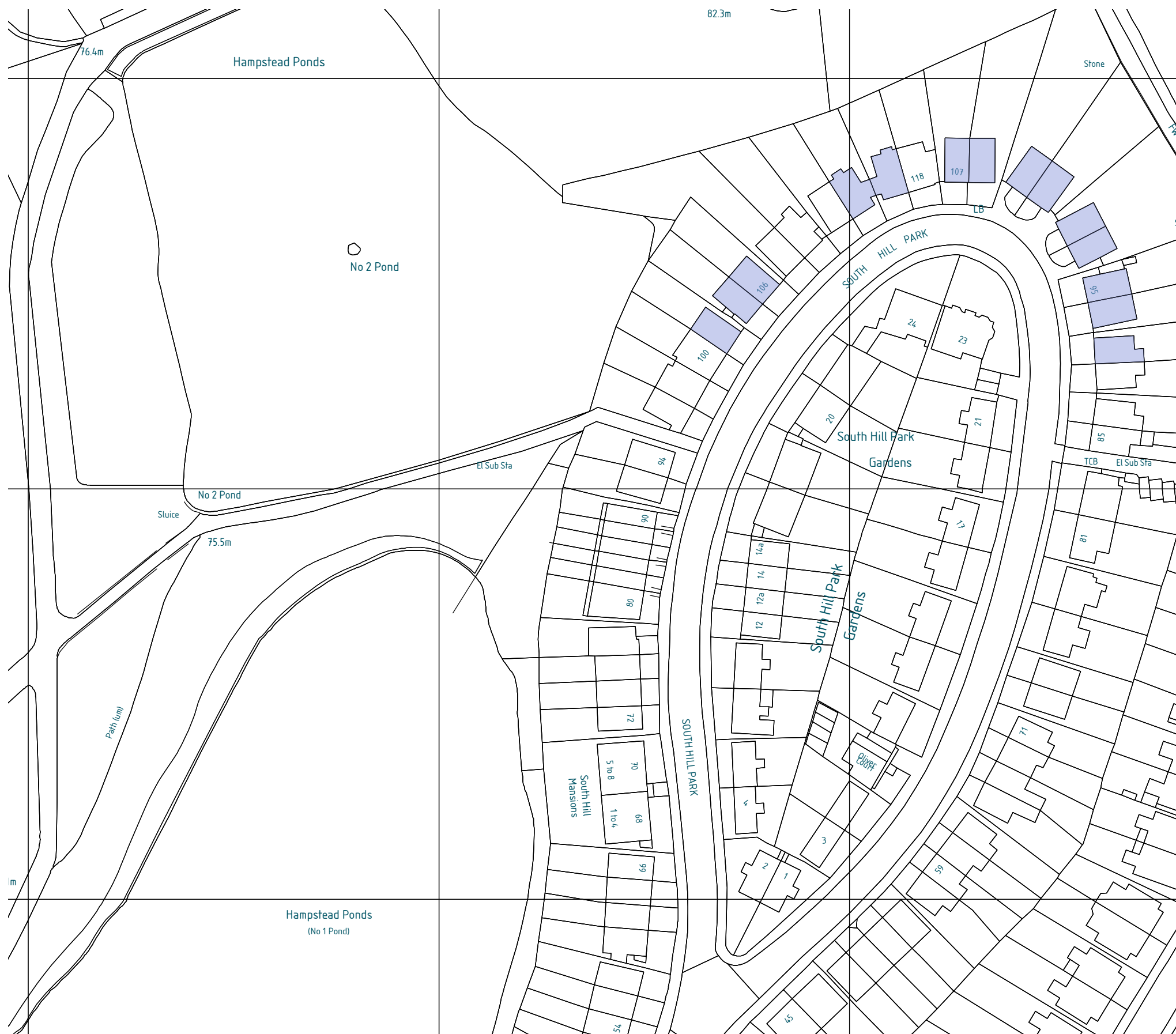
Existing Rear Dormer Extensions

Plan view showing houses of a similar typology which have existing rear dormer extensions comparable in size to that proposed at no. 100



Existing Side Dormer Extensions

Plan view showing houses of a similar typology which have existing side dormer extensions comparable in size to that proposed at no. 100



Existing Front Dormer Extensions

Plan view showing houses of a similar typology which have existing front dormer extensions comparable in size to that proposed at no. 100



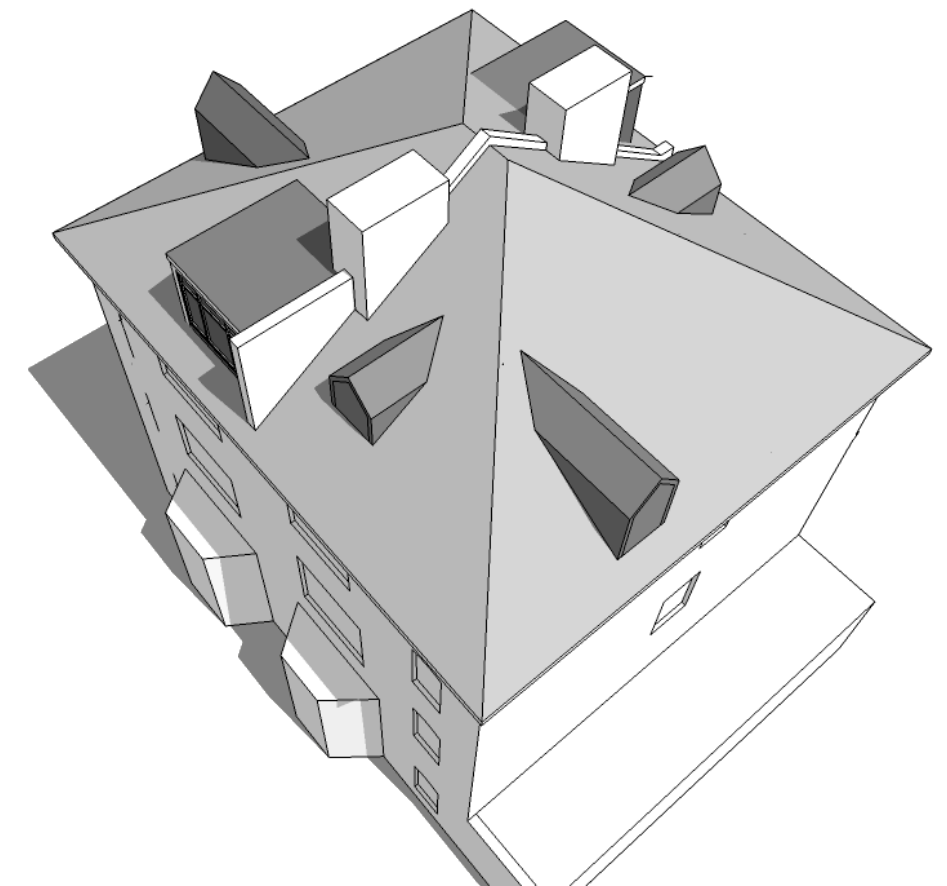
Existing rear elevation



Existing front elevation

4.Elevation Proposals

The views shown in this section illustrate the existing elevations to the front and rear of the property, drawing particular attention to the massing of the existing side dormer elevation in its current configuration and overlaying the massing of the proposed side dormer. from this it can be seen that there is negligible difference between the massing of the two conditions - existing and proposed - when viewed from either the front or rear elevation.



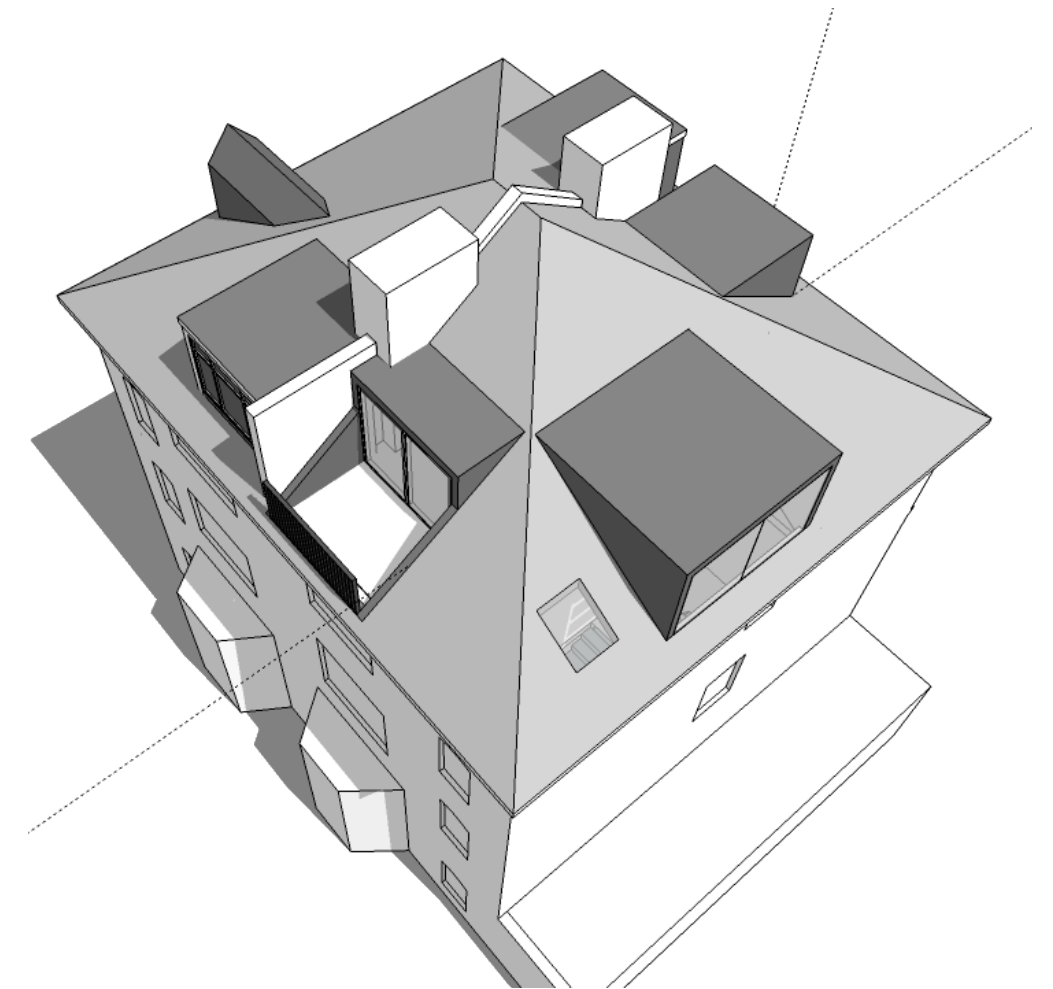
3d massing view of roof as existing



Existing rear elevation with proposed massing shown in red



Existing front elevation with proposed massing shown in red



3d massing view of roof as proposed

5. Conclusion

This document demonstrates that the proposals, as they have been developed, represent a design solution which we believe is broadly in line with the guidance and policies of the local authority; the dormer windows as proposed remain subservient to the roof planes on which they sit and are clearly identifiable as separate projections from these roof surfaces.

Whilst they are larger than the dormers that they are intended to replace, they are nevertheless an extension of the existing condition and are consistent with the scale and approach of roof extensions carried out in the immediate proximity of the clients property.

It is recognised that the side dormer is an exceptional case and one which falls outside of the letter of the guidance outlined by the local authority - the physical constraints of the existing internal arrangement and current building regulations make it impractical to construct a dormer window on this house, in this location that satisfies the guidance fully. However, it should be recognised that the side dormer is by far the least visible of the three and is never viewable in true elevation. The proximity of neighbouring houses ensures that the side of the house is only ever viewed obliquely.