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DESIGN AND ACCESS STATEMENT

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101 SOUTH HILL PARK, HAMPSTEAD, LONDON NW3 2SP

Introduction

This Design and Access statement relates to the proposed extension to the side of the property at 101 South Hill Park.

South Hill Park is a crescent shaped residential street which extends into the southern end of Hampstead Heath and has a strong sense of character with the tall Edwardian houses that line both sides of the street. These houses are typically 5 storeys high including lower ground floors. The houses at the head of the crescent where 101 sits are pairs of semidetached houses with raised ground floors, and large rear gardens which extend to the boundary of Hampstead Heath. Many of these houses have been subdivided into flats at various times over the last 40 years.

South Hill Park is within the South Hill Park Conservation area and as such the Park retains a cohesive quality, particularly with the street frontage and general building massing. The rear elevations vary considerably and extensions exist of differing heights. The roof dormers also vary from house to house and while some of the larger ones would now not be permitted, they do add to the rich character of the conservation area.

Design

The house is currently used as a single dwelling house and was converted from individual flats in 2003. The refurbishment which was carried out at the time included a small side and rear extension which can be seen on the photographs.

The proposed small extension on the side is to accommodate a cloakroom accessed off the existing entrance hall. The room will be level with the upper ground floor and the area below will be left open to create a shelter for the side entrance at basement level as well as providing shelter for bike storage.

The materials will be the same as the existing extension with timber horizontal boarding to the external walls and treated copper to the roof eaves details. The front elevation will continue with the same timber cladding as the side elevations of the original single storey extension. This continuation of the timber cladding has the same relationship of the original extension to the main house itself; that of a subservient nature to the main solid brick mass of the house.

The curve on the side wall is to allow the cloak room to be big enough to be usable. If the side elevation wall is straight, the usable space inside the cloakroom is limited. The curve also allows for a more expressive architectural treatment to the extension without conflicting with the solid massing of the main house or reducing daylight to any of the existing windows to either the main house or the side windows to the adjacent property.

These side windows at 99 South Hill Park are not main living or habitable rooms but are kitchens, corridors, bathrooms and landings to the flats at number 99 and as such, the extension will not create any over looking or loss of daylight to any of side windows.

While the proposal is for an extension on the front of the side extension, the front elevation itself is still set back from the front elevation of the house by 4380mm (4.38m) and as such will have little or no effect on the streetscape itself when viewed from the street. Indeed the elevation of the side extension is set considerably further back than most other side extensions in the vicinity and very much continues the subservient nature of the extension to main house.

Access

The house is accessed at three points at the lower and upper ground floors. None of these are level with the pavement or rear garden levels and all external doors are accessed by steps. The planning application does not include for any alterations to these access points. The access to the store room within the proposed extension is directly off the existing main entrance on the ground floor.