

**DESIGN AND ACCESS STATEMENT**

**19<sup>th</sup> December 2008**

**105 SOUTH HILL PARK, HAMPSTEAD, LONDON NW3 2SP**

***Introduction***

This Design and Access statement relates to the proposed extension to the rear of the property at 105 South Hill Park. The extension is on the top most half landing and is identical to other rear extensions to other properties on 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 105 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. The house at 105 was converted back into a single house since 2004 and has undergone much interior alteration.

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 built of London stock brick with white painted timber window and door frames, slate roof and ornate eaves detail to the front elevation, typical of the street. Many similar houses have a two or three storey rear extensions off the half landing to the staircase. The majority of these contain bathroom or shower rooms directly off the half landing. The adjacent properties all have full height rear extensions at this position all finished with a flat roof and large overhanging eaves detail repeating the original detail of the house. The proposed extension within this application is identical to these existing rear extensions. The windows vary in size from house to house and the intention at number 105 is to organise and tidy the rear elevation with new similar sized and proportioned windows to all levels of the rear extension.

The extension will be in London stock brick with bonding to match the existing house. The window frame, sill and reveals will also copy the original details of the other windows on the house. The eaves overhang and gutter detail will also be copied from the existing original detail to the eaves and gutter to the rear and side of the house. The roof itself will be flat with grey Sarnafil standing seam roof to look like lead. However, the top of the flat roof will be seen from the surrounding ground level.

***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 shower room within the proposed extension is directly off the existing top half landing between the second and third floors of the house. This will mean that the shower room can be shared by the top two floors of the house.