

Proposed Utility Room Extension at
14 South Hill Park Gardens
London NW3 2TG

Design and Access Statement

Introduction

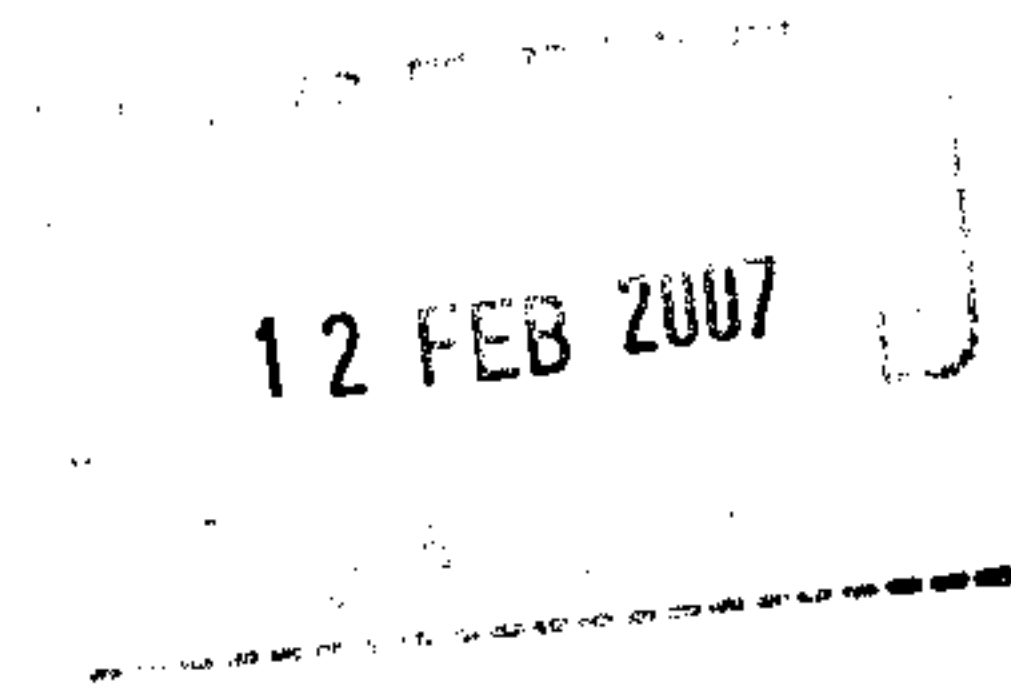
14 South Hill Park Gardens falls within the South Hill Park Conservation Area, and is a relatively recently constructed single-family dwelling, approved under PW9802608R1 in 1998 for erection of four terraced properties.

The dwelling is arranged over five floors with the principle entrance story being at raised ground floor level and accessed via seven steps up from street level, there is also access to a lower ground floor level via seven steps down from street level. There is no access to the rear as the property is positioned mid terrace.

There is existing access to the rear garden, which is at similar level to raised ground floor level, from steep steps accessed from the lower ground floor level.

Proposal

The application is for a utility room extension at lower ground floor level accessed from the same. It is also intended to form platform access across top of proposed extension to provide access from principle floor level out to rear garden without the necessity of descending down to lower ground floor level to then have to ascend up external steps.



Design

The proposed extension measuring some 4m² is to be formed at lower ground floor level with only the need to build one new external wall, this being built between rear elevation of existing property and opposite garden retaining wall. All external finishes to proposed extension at lower ground floor level are to match existing.

It is also intended to provide platform access over top of proposed extension out on to raised garden level.

The original approved planning application PW9802608R1 indicated a door in rear wall of property access from raised principle storey level hall, and a bridge type access structure leading out to garden level. For reasons unknown the door was not installed during construction and substituted for a full height window and the access bridge was not installed, which meant that the only access to rear garden was from lower ground floor level.

The flat roof over proposed extension will naturally be set at raised ground floor level which offers the opportunity of providing access out to garden level. We have given due consideration to the potential loss of privacy to the adjoining property, number 14A when using the proposed access. Currently there is a boundary garden wall between the properties with a grid of stainless steel wires to support planting along the boundary line.

The proposal indicates the rear full height glazed window being replaced with fully glazed access door at raised ground floor level which will be visually similar albeit openable, which would not change the appearance of the façade at this level.



Existing window to be replaced with door

New guard rails to match existing



Guardrails will be fitted to edge of access deck to match existing rails forming edge protection from raised garden level down to lower ground floor level patio below. The rail adjacent to boundary party line will be set on line to direct persons using access deck away from party boundary line and towards garden. The area between rail and party boundary line can be utilised to position screen planting along party boundary line if required to protect amenities of both the application site and 14A.

