

DESIGN AND ACCESS STATEMENT

APPLICATION FOR
PLANNING PERMISSION AND
CONSERVATION AREA APPROVAL
AT
21, SOUTH HILL PARK GARDENS
LONDON NW3 2TD



OLIVER MORGAN ARCHITECTS
8 CHELSEA WHARF
15 LOTS ROAD
LONDON, SW10 0QJ

SEPTEMBER 2014

Design and Access Statement October 2013

21 SOUTH HILL PARK GARDENS, LONDON, NW3 2TD

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1.0 Drawings DO NOT SCALE REDUCED DRAWINGS

1.1 Existing

- 21SP/563/P001 - Lower Ground & Ground Floor Plan
- 21SP/563/P002 - Location Plan & As Existing Rear Elevation

1.2 Proposed

- 21SP/563/P101/B - Lower Ground & Ground Floor Plan
- 21SP/563/P102/B - Rear Elevation, Section AA & Section BB

APPENDIX B

Photographs as existing

1.0 INTRODUCTION

- 1.1 South Hill Park Gardens runs north east forming a circus just to the west of Parliament Hill and is within the South Hill Park Conservation Area.
- 1.2 No. 21 is an end of terrace house at the head of the circus and comprises lower ground, raised ground and two upper floors.

The gross interior area of the house is approximately 285m².

- 1.3 The house is acknowledged within the South Hill Park Conservation Area Statement as a “building which makes a positive contribution”.
- 1.4 The house is constructed in yellow London stock brickwork with simple segmental brick arches to window and door openings under a pitched slate roof with a hipped gable to the northern end.
- 1.5 To the rear of the house is a small closet extension over four floors.

2.0 DESIGN PROPOSAL

- 2.1 The proposed is for a single storey extension to the rear of the house at lower ground level.

This will create additional accommodation at lower ground level adjacent to the kitchen and extend the utility room.

To maintain the quality of daylight into the existing kitchen, a roof light is proposed adjacent to the rear wall of the existing house.

- 2.2 The extension has been designed to complement the existing house. External walls in yellow London stock brickwork to match the existing façade. Roof in Zinc.

The existing door to the rear of the closet wing is to be relocated to the side and the existing window is to be relocated. Both of these openings have been designed with a segmental brick arches to replicate the existing decorative brickwork to the rear façade.

- 2.3 The proposal includes very minor internal reconfiguration.

3.0 **TREES AND LANDSCAPING**

- 3.1 No trees will be affected by the proposed works.
- 3.2 The existing low level garden retaining wall will be reconfigured maintaining the original appearance of the garden. This will not detract from the character of the Conservation Area.

4.0 **BOUNDARIES**

- 4.1 The existing boundary wall to the south is to be retained but raised in height in second hand brickwork all to match the existing.

5.0 **ACCESS**

- 5.1 The proposals do not affect the existing access to the property.