

90 South Hill Park, London NW3 2SN
Design And Access Statement

1 Location

80-90 South Hill Park is a notable terrace of six modernist houses built to the east of Hampstead ponds by the architects Stan Amis and Bill Howell between 1953 and 1956. Number 90 is the northernmost house in the terrace.



view from South Hill Park

The house is located towards the centre of South hill park on the western side of the road. The houses are notable for their exceptional views across the Hampstead ponds and consequently are clearly visible from Hampstead Heath.

The terrace is located in sub area 1 of the South Hill Park conservation area and is identified as a building that makes a positive contribution.

The building is constructed in load-bearing concrete block work with two reinforced concrete floor slabs on each floor either side of a cranked concrete beam staircase with timber treads. The staircases provide structural bracing between the properties.

A dark brown engineering brick is used to face the external masonry of the party walls and a paler stock brick is used to face the to the north flank wall of number 90.

The street facing elevation, although no longer featuring the original 1959s componentry, is relatively heterogeneous with dark brown framed glazing and white spandrel panels.

The western, garden side, elevation of the terrace, which can be seen across the southernmost of the Hampstead ponds, is strongly modulated with full height glazed windows set back approximately 1.2m behind the structural frame of the building.



View from Garden

The houses in the terrace are all arranged over four storeys with the principal entrance from South hill park on the upper ground floor and a secondary entrance from the street to the lower ground floor accessed via a short flight of external stairs.

At number 90 there is an additional external stair down to lower ground floor level on the north of the property. This provides access to the bin store.

2 Brief

Our client seeks to renovate the interior of the house, moving the kitchen into the lower ground floor, creating additional storage space and a utility room nearby.

Cycle storage space at ground level is needed.

The sliding doors to the rear of the lower ground floor need upgrading and external storage is sought on the garden side.

The building services are to be completely overhauled with a new shower room created on the lower ground floor for occasional, guest, use.

3 Appraisal

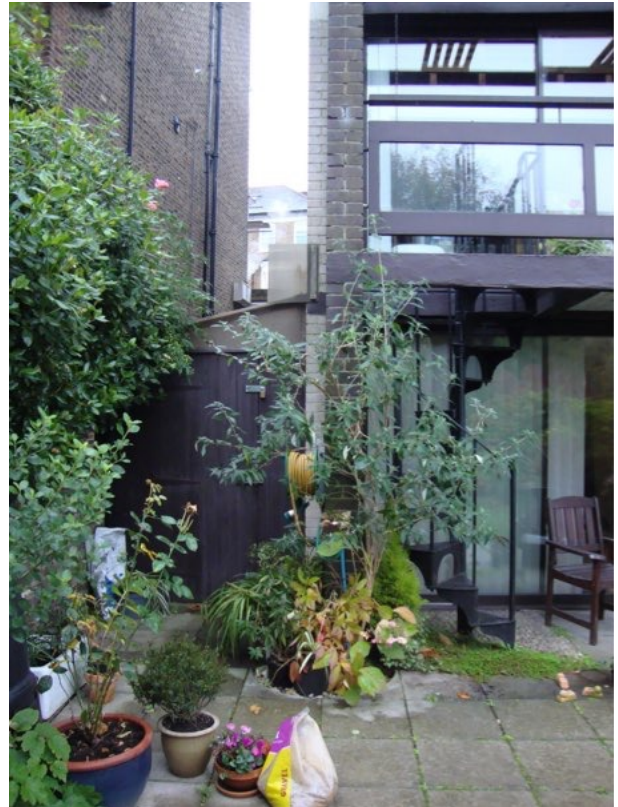
The location of the property at the north end of the terrace resulted in the creation of a wedge of land running from the street towards the rear. This wedge was built over in 1990 by the previous owner to create a home workshop accessed from both the garden and the street.

Uniquely in the terrace, the northern side of the building also features several windows which provide some daylight towards the centre of the building.

The somewhat ad-hoc Northern extension, whilst fairly discrete, is of poor quality construction and would benefit from being replaced.



Northern Extension from Street



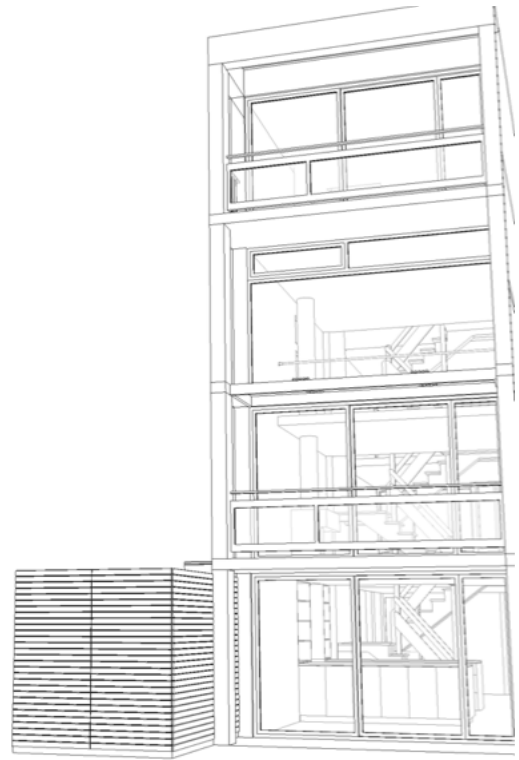
Northern Extension from Garden

4 Proposals

The existing northern wedge extension is to be replaced by a properly insulated structure clad in 75mm western red cedar boards which reflect the scale of the existing brickwork and which will fade back to grey over time.

At lower ground floor this will provide storage space and a utility area with space to hang clothes for drying internally. A long glazed roof-light will provide daylight to this space with the roof stepping down towards the northern party wall.

A sedum roof covering is proposed to the lower section. This is a low maintenance and system that will improve the appearance of the extension from the street and make better use of rainwater than the existing felt roof.

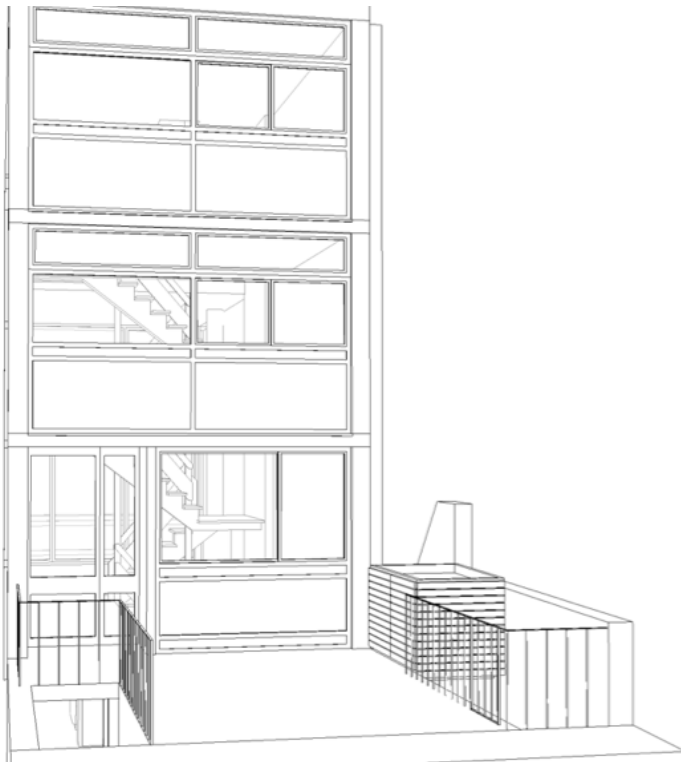


At the rear of the building a garden cupboard is proposed with paired doors continuing the cedar cladding.

The replacement side extension is designed to remain clearly subordinate to the house and it occupies an area that has no impact on the public realm or on the amenity of the neighbouring buildings. The structure it replaces has been present on the property for nearly 25 years.

A shower room is proposed under the front area. This is created by closing off the existing external storage and making a doorway in from the front room.

A cycle store is proposed adjacent to the house off the front driveway. The base to this will bridge over the side alleyway, keeping the access through to the lower ground floor intact.



Bicycle Store and Entrance from Street



Western Red Cedar cladding

All of these new additions are to be clad in the same untreated western red cedar boarding, used in 75mm widths, it is sized to match the brickwork courses. Its colour will complement the existing brick stocks, fading gradually to a paler grey.

5 Amount

The existing side extension occupies 8.5m².

The proposed replacement side extension will occupy 13.5m²

The modified layout in the shower area will add 0.6m²

The new garden store occupies 3.5m²

The top of the sedum roof to the side extension is set below the upper ground floor slab.

The top of the cycle store is set below the transom of the window to the ground floor front room.

6 Access.

These proposals create additional secondary egress from the lower ground floor extension which connects directly to the kitchen area to facilitate recycling of waste.

The cycle store at ground level will facilitate use by the owners of bicycles for local transport.