

Use

Number 7 South Hill Park Gardens is a five floor block of nine flats constructed between 1960 and 62 over fifty years ago.

There is a flat roof that has been recently partially repaired with no common parts or external access to the roof . The front windows are of two sorts a balcony and door and double windows which alternate over five bays and stagger over each floor. The rear elevation is broken up into double single and triple windows vertically. The block is of 60's brick construction exposed concrete floor slabs painted black and white painted timber clapboard eaves gutter boards and edges. The proposal is for repair and replacement to the external windows and doors, balconies and to clad the horizontal exposed concrete floor slabs and eaves boarding. The proposal also is to render the exposed vertical brick piers between each flat leaving the side wings as existing brickwork.

Amount

The property is currently divided into two flats per floor except for the ground floor which has the entrance hall and stairs and one flat.

Layout

The block has a front garden either side of a central front door accessed by going down steps from the street pavement level. There is a side passageway for vehicular access linking the road and rear hard standing with rear parking and four covered garages which passes under the first floor on the Right hand wing. The rear garden is some 10 to 15 M deep and is paved and concreted . There is covered side bin storage and owners stores along the boundary with number 9. The ground floor staircase is centrally positioned and leads to one flat either side on the upper floors two flats per floor. The ground floor is set half a level below the street level. The proposal is for no alterations to the layout.

Scale

Number 7 South Hill Park Gardens is a self-imposed block of flats bearing little or no relationship to the scale of the surrounding houses or materials in the street and “making no positive contribution to the conservation area.”

Landscaping

The proposals would require no additional landscaping to the front area save some new planting and tidy planting. Paving to surfaces and paths and existing bin store and meter cupboard areas would remain as existing.

Appearance

The proposed alterations are at the front and rear elevations only and consist of repairs and replacement to the existing windows and doors that are now rotting and do not comply with modern glazing or insulation standards. The fascia boards are also rotting and have become dangerous. The concrete string course exposed black painted floors at each floor level are thermal bridges and show on the front elevation .

It is proposed to replace all windows and doors with thermally broken RAL grey coloured aluminium double glazed windows and doors. It is proposed to clad the string course concrete with grey Zincon panels on insulated battening along with the fascia boarding. The existing vertical exposed brick dividing walls between each flat are to be insulated rendered using a self-coloured insulating render. The exposed side brickwork panels are to remain as existing. The rear elevation is to remain as existing except for the replacement of windows as the front elevation.

Access

There is no disabled access to the upper floors. The proposals do not alter any of the existing access pedestrian or vehicular. Access to the ground floor could be via a ramp.