

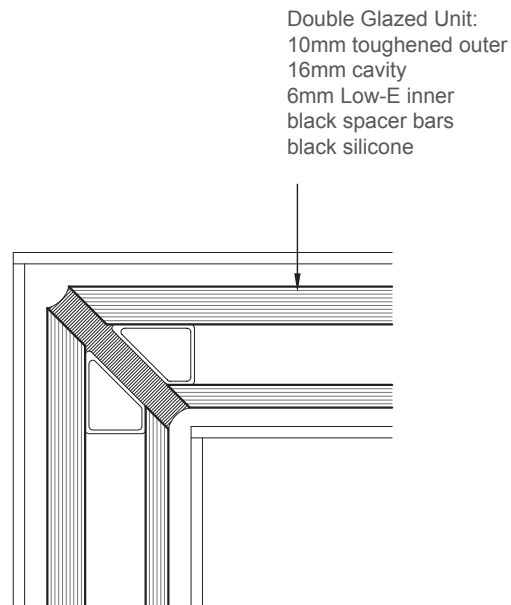
## Design / Impact on conservation area

### Proposed part-one, part-two storey extension

The 'glazed box' will be a lightweight and subservient element, completely frameless with glass to glass to glass corners. The glass junctions are sealed internally to make them watertight.

The impression of a brick / metal frame on the 3D drawings is due to the brick walls of the rear facade and the closet wing extension being seen through the transparent glass box.

The proposed glass to glass junction has been refined by DMA (see detail below). The glass sheets are cut with a bevelled edge, meaning that there are no unsightly butt joints which usually look more clumsy and prominent. The glazing is usually set into a hidden metal channel (in the instance of this application, chased into the brickwork) so to minimise its visual appearance.



Above Left: Glass to Glass to Glass corner as seen on DMA's 'Hoxton House'

Above Right: Construction detail through glass to glass junction

## Design / Impact on conservation area

### Installation of front lightwell and alterations to front boundary treatment

This design forms a high quality edge to the street. It uses traditional railings and copings, as well as a lower section of sedum planting as an attractive cover to the cycle storage below. Sedum is able to grow in very shallow substrates and with no irrigation required. We have used a system by 'Skygarden' on many of our RIBA Award winning projects.

Typically the build up would be as follows with an overall depth over the roof on approx. 115mm:

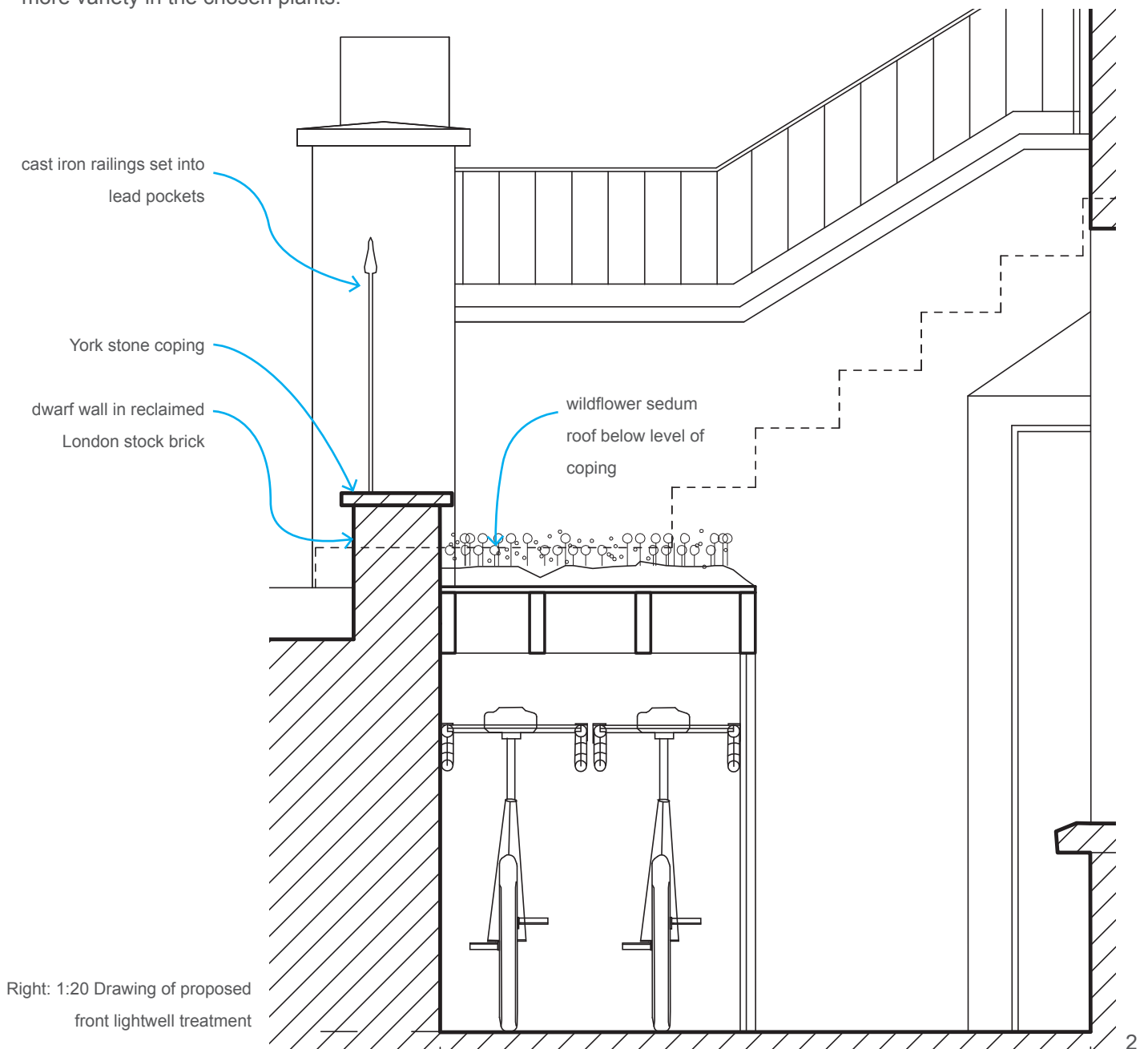
40mm sedum blanket (shade mix, 95% coverage)

40mm growth substrate (15% organic)

3mm geo textile fleece

30mm bio-drain foam

The detail design of the cycle store allows for potentially more substrate depth in the installation, giving the option for more variety in the chosen plants.



Right: 1:20 Drawing of proposed front lightwell treatment

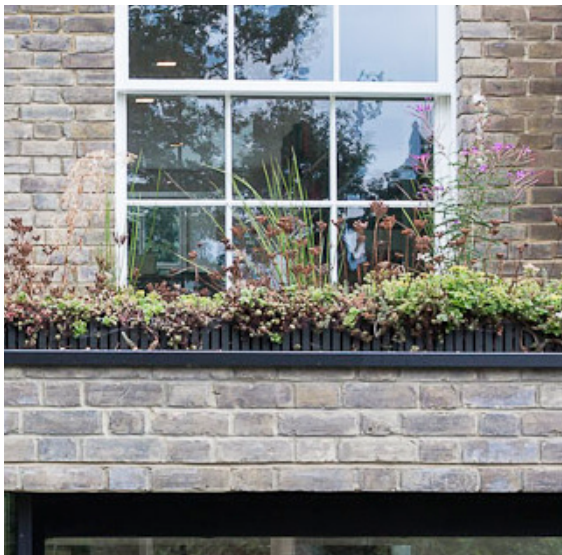
## Amenity

### Proposed rear extension and roof terrace

The depth of the existing closet wing and terrace had been extended in the proposals by only 78cms. This brought the terrace in line with the existing roof terrace at adjoining 37 South Hill Park, neatening the appearance of the two adjoining closet wings, and as has been indicated by the Officer, having no effect on the amenity of neighbours.

However, it is understood that the Officer's preference is to revert to the existing line. The size of the terrace has accordingly been revised to its current line. This has been dealt with by introducing an inaccessible planter and can be seen in the attached revised drawings AL(1)101 Proposed Second and Third Floor Plans and AL(1)203 Section CC. It is understood this element is now deemed acceptable by the responsible Officer.

We can confirm that the green / sedum roof proposed beyond the 'glass box' and closet wing extension at second floor level will not be used for sitting / standing out purposes, with access only allowed for maintenance and upkeep.



Above Left: Rear view of Stockwell Park Road with installed 'Skygarden' system

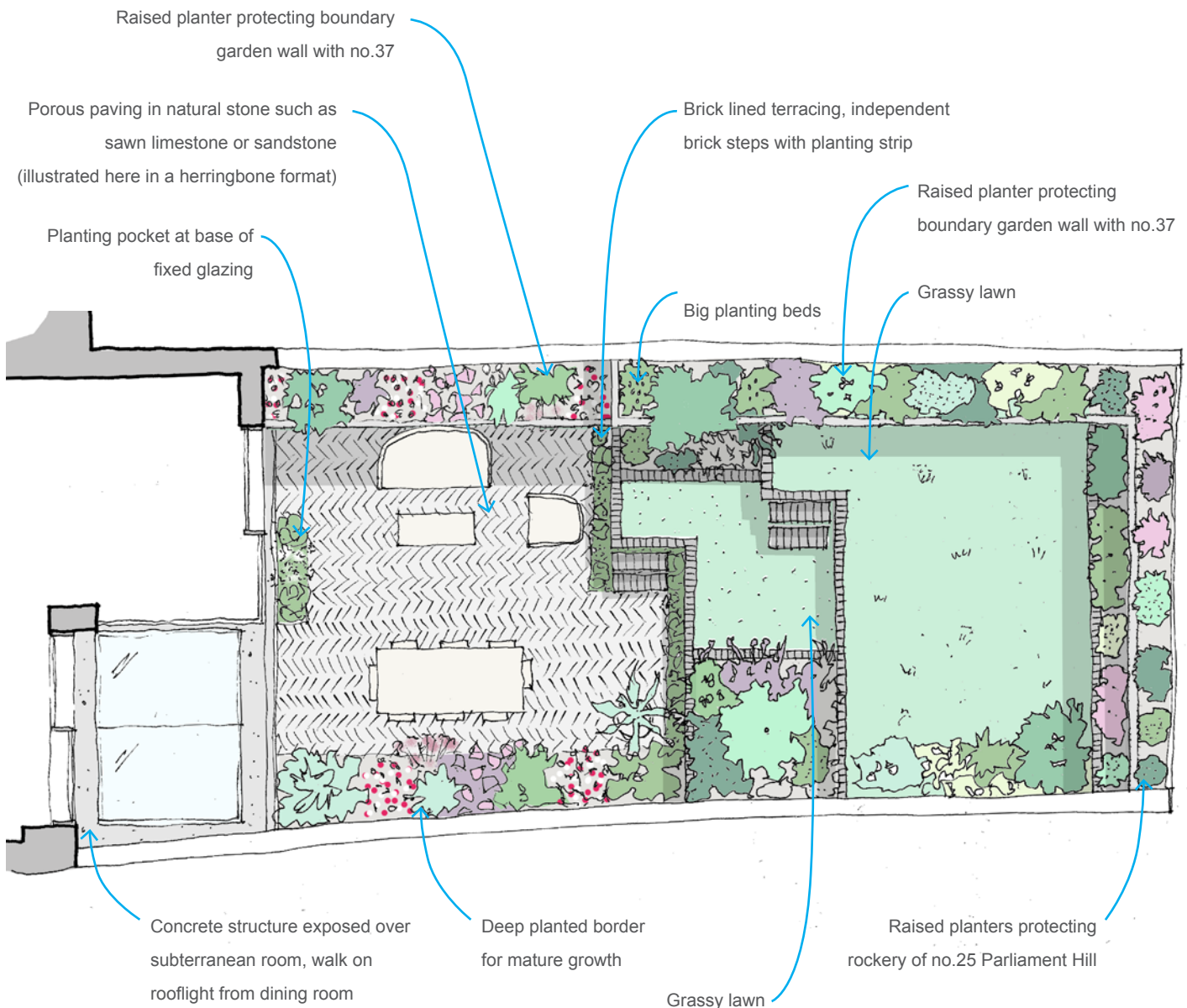


Above Right: Rear view of East London House with installed 'Skygarden' system

## Other issues

Our soft and hard landscaping measures will ensure a reasonable amount of the rear garden is retained

Materials used in the garden will be chosen for their permeability and / or porous qualities. Where paving is to be used it will be on a permeable base (avoiding concrete). The materials as shown below are visually soft and durable, making the garden both a pleasant and practical space for family life. Areas of grassy lawns and planting beds ensure that over 50% of the garden is soft landscaping, and is similar in ratio to neighbouring gardens such as no.33 South Hill Park.



We would add that the 3D visuals were in order to understand the 3D modelling of the extension and were not intended to be a firm design for the garden.

## Further response to neighbour concerns

### *Our landscaping measures will ensure the existing garden boundary wall between no.37 & no.35 is protected*

The nonresident owner of neighbouring no.37 South Hill Park has raised a concern over the proposed treatment of the garden wall forming the boundary between no.37 and no.35.

The Construction Method Statement proposed to rebuild the garden wall in masonry to match the existing. Whilst the applicants maintain that this is an acceptable proposal, in the spirit of goodwill and in seeking to address the concern raised by no.37, the scheme has been amended by way of the introduction of a raised planter proposed to run the length of the garden boundary wall with no.37 South Hill Park. This reflects similar measures that have already been put in place to protect the rockery at no.25 Parliament Hill (to the rear).

The planter will act as a further retaining wall to the adjoining garden of no.37 and provide discreet drainage within it to alleviate any buildup of groundwater, all well within the boundary of the Applicants at no.35 South Hill Park. The height of the planter is set at the height of the existing garden level and will step down with the proposed terracing. Trial pits have indicated that the foundations of this garden wall are more than 850mm below the existing ground level and so will not be exposed at any point and will remain fully intact. The new retaining wall is capable of being constructed without impacting on the existing structure or indeed no.37's garden. The existing garden wall can then be repaired locally wherever required.

This subtle addition should provide the necessary reassurance to the adjoining owner of no.37 South Hill Park that their concerns have been duly considered and addressed. This amendment is promoted as supplementary detail to support the application submission, and has accordingly been reflected in the application drawings under drawing no.'s AL(0)100 A, AL(0)101 A, AL(1)100 A, AL(1)101 C, AL(1)201 B, AL(1)202 A, AL(1)203 B, AL(1)204 B, which should be substituted for those of similar drawing number for clarification purposes.