

# 1.0 Introduction

This statement has been prepared in support of the application for householder planning permission for 56 South Hill Park, NW3 and follows the pre-application meeting held 26<sup>th</sup> January 2015, reference 2015/0241/PRE - 56 South Hill Park

The application is for the following works:

Partial demolition of the existing rear extension followed by the rebuild and refurbishment of the Lower Ground Floor including a new dining area to rear of the existing property.

This application is to rebuild the current single storey extension to the Lower Ground Floor Level at the rear of 56 South Hill Park at and replace it with an extension of the same height, with an additional 1.5m projection beyond the existing building line.





## 2.0 The Site

56 is a mid-property in an arrangement of four adjoining houses in the 19<sup>th</sup> Century development. The property provides a single family dwelling with accommodation distributed over 5 floors.

The building is situated on South Hill Park, with the rear of the property facing Hampstead Heath Pond 2. The local area is predominantly residential and whilst the property is not listed it is within the South Hill Conservation Area, and is classified as making a positive contribution to the special character and appearance of the area.

The rear gardens along this side of South Hill Park slope gently towards the ponds, with access to the ponds along a private footpath siting approximately 2m below the level of the garden. This is accessed via a spiral staircase.

Due to the adjacency to the ponds, the rear elevation has key views from various aspects, however the majority of the architectural interest in this area is to the front of the property facing away from the ponds. As described in the South Hill Park Conservation Area statement, 'the elaborate architectural detail in this part of the Conservation Area is generally limited to the front elevations and the rear and flanked elevations are faced in yellow stock brick with simple segmental brick arches to windows and door openings'.



### 3.0 Existing Arrangement

The rear elevation of South Hill Park looking onto the Hampstead Heath ponds has a number of small extensions, both at low and high levels.

There is currently a small extension to the rear of 56 South Hill Park at lower ground level. This is single storey and extends 2.2m beyond the previous building line. This extension, built in 2007 is very poorly constructed and is suffering from maintenance issues which will be rectified by the successful approval of this application.

The current arrangement at Lower Ground level of the property houses a kitchen at the front end of the floor plan, with a separate utility room located centrally. This utility room not only narrows the space considerably and compromises the current living area, it also means the space gained by the current extension is not a defined useable space as it is too small to be a self-contained area, and is very poorly linked to the rest of the room to be integrated.



## 4.0 Design

It is proposed to demolish and re-build the existing single storey rear extension and to extend this structure by 1.5m towards the rear in order to increase useful internal dining space which is currently cramped and performs poorly thermally. The proposal is to be the same height as the existing structure, with the existing balcony railings to be reinstated in their previous position.

The proposal seeks to make better use of the floor area available by taking out the utility space and opening up the room. Re-building the existing extension will provide an opportunity to extend by an additional 1.5m beyond the current extension line and bring the whole space up to current standards.

In doing the above, the extension becomes a space large enough to be used as a separate dining area, with a good connection to both the rest of the floor and the garden.

## 4.3 Scale

The replacement extension is designed to remain subordinate to the house and it occupies an area that has no impact on the public realm. Given the screening of the trees along the edge of Pond 2 it is unlikely to have any visual impact when viewed from the Hampstead Heath.

The scale of the proposed works are of very similar scale to the previous extension work and other building work along the rear elevations of the street. The new extension is set at the same height as the existing extension, and the existing balcony balustrade will be reinstated in its current position. The area of extension protruding further than the previous balcony level would contain glazed rooflights, which will increase light levels at Lower Ground Floor. With the balcony line remaining as existing, in-line with the neighbours', the scale of the rear elevations will remain consistent.

The ceiling height of the extension lines up with the ceiling height of the Lower Ground Floor as the extension is not increasing in height above the single storey. There will be a level difference of 2 steps (440mm) down into the extension area from the Lower Ground Floor. This allows a much greater view of the garden and pond beyond, and creates an increased feeling of space within a relatively small extension. The two steps down into the extension also result in a level threshold through to the garden, which gently slopes away towards the pond.

## 4.4 Materials

All materials used in the proposal will match those of the existing building and be detailed in a way that is both sympathetic and in keeping with the surrounding properties and the Conservation Area in general.

*Facing London stock bricks to the extension to match existing*

- Glazed doors, with a slender frame and contemporary detailing to minimise the impact of the proposal.
- Fixed roof lights over the new area of extension, filled with argon gas to be self-cleaning and with glazing bars to line through with the new glazed doors adjacent. The roof light will return down the party wall(s) creating a clerestory. This will minimise the developments impact on the neighbouring properties whilst remaining high enough to maintain privacy to all parties.
- Lead detailing, including decorative scalloped detail to the parapet wall of the extension to match the surrounding detailing
- The metal handrail to the Ground Floor balcony is to be reinstated and any adaptation required shall match the existing design. This shall be reinstated at a slightly higher level (~100mm) to comply with current regulations.



## 5.0 Basement Impact Assessment [BIA]

The proposals seeks permission to Lower Ground Floor by circa. 440mm which was tabled during a pre-application meeting held on 26<sup>th</sup> January 2015. The pre-application advice dated 16<sup>th</sup> March 2015 [received 4<sup>th</sup> February 2015] makes the following statement:

“As the property is situated in close proximity to Hampstead Ponds, and there is an identified risk of surface water flow and flooding, it is very probable that it will be necessary to submit a full BIA following the screening”.

Subsequent to the receipt of the above, the following email exchange between the client’s representative and Darlene Dike [copy below] concluded that a Basement Impact Assessment is no longer required.

**From:** Patrick Williams [mailto:[patrick@berdoulat.co.uk](mailto:patrick@berdoulat.co.uk)] **Sent:** 02 March 2015 08:45 **To:** Dike, Darlene **Subject:** Re: 2015/0241/PRE - 56 South Hill Park

Dear Darlene,

Thanks for this useful information. I have discussed our plans with our client, and having made some small amends we are very nearly ready to submit our application.

Per your letter re. lowering the floor level:

*If you wish to pursue this aspect of proposals, I would recommend that you consult policy DP27 in the LDF and Camden Planning Guidance 4 (Basement and Lightwells) 2013. You would need to at least submit the first stage of the BIA (Basement Impact Assessment) in the form of a screening to identify any matters of concern which should be investigated.*

Please see attached revised section drawing showing how the levels would work in relation to the steps down internally, resulting in our meeting the existing level of the lawn (we have indicated the existing levels with a dashed line). We would no longer be excavating an area for a sunken patio per our initial drawings. Our new level would be achieved via our removing the existing floor slab in the current extension, and removing the existing patio that’s directly outside the existing doors to the garden.

Having consulted DP27, and discussed these latest drawings with our client and structural engineer, we feel confident that a Stage 1 BIA is not relevant. The stability of the host and neighbouring buildings will be maintained as a matter of course per any such construction works and the structural engineer will detail all necessary foundations to satisfy building control.

I just wanted to check that you were satisfied that Stage 1 BIA need not now be included in our application prior to our submitting.

Many thanks,

Patrick

Dear Patrick

Thank you for getting in touch.

I can confirm that the intended method for lowering the floor level to the proposed rear extension does not constitute excavation, and as such a Basement Impact Assessment is not required.

I look forward to receiving a full application from you duly.

Kind regards meanwhile

**Darlene Dike**

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Development management  
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## 6.0 Landscape

The project will also include landscaping to the garden to enhance the setting of the property. As discussed, a level threshold is proposed between the lower level of the extension and the garden, the area immediately outside will be paved with Portland stone with the aim to connect the internal and external spaces with the same finish to allow the dining area to extend into the garden during the warmer months.

Reclaimed London stock brick planters are proposed for either side of the garden, these will be pointed in lime mortar to match the extension.

It is noted that the council would like to see the introduction of a green roof to the extension. Whilst the client is open to the idea, a fully planted roof terrace is not practical when it comes to maintenance. With this in mind it's proposed that the structure is designed to take a number of timber planters which would allow for easy maintenance. These would be planted with native meadow flowers to encourage bio-diversity on the plot.

## 7.0 Access

The access remains largely as existing; the Lower Ground Floor is accessed via stairs from the Ground Floor so there is no opportunity for a fully level access, however the family will benefit greatly from the improved access offered between the basement and the external amenity space.

No parking is currently provided on the site and the proposal does not add any spaces.