

Aerial: South Hill Park and surrounding area. Project at No. 26 in red.

26 South Hill Park

London NW3 2SB

Planning Submission June 2015

Introduction

Square Feet Architects have been appointed by our client to reconfigure the existing layout of their family home, a terraced 5-storey Victorian townhouse. The property is situated within the South Hill Park Conservation area but is not listed.

Purpose of the report

The purpose of this report is to detail the extent of the proposals we are considering and to demonstrate our understanding and fulfillment of the Council's planning policies in relation to the proposal.

Drawings

All drawings in this report are Not To Scale. For scaled drawings please see Planning Application set.



Context

1.0 Recent Planning History

Case No: 9401632 Submitted: 21/10/1994

Status: Granted

The erection of a roof extension to the existing dwelling house.

1.1 Existing site

The property is situated within The South Hill Park Area in the London borough of Camden on the southern edge of Hampstead Heath..

The site is close to a number of public transport routes and is suburban and residential in character with a medium density of development. The sites proximity to Hampstead Heath means that the area is characterised by areas of greenery.

1.2 Existing Building

26 South Hill Park forms one of a row of terraced housing. The houses are brick faced, two windows wide with continuous raised parapet wall and low roof forms behind. There is a projecting bay to the front which rises from ground level up to first floor. As noted above, 26 South Hill Park benefits from an additional room within a previously approved roof extension.

The living accommodation is located within the lower and upper ground floors of the property with all sleeping accommodation situated on the upper floors. There is a spacious garden to the rear and a lowered courtyard and walkway to the front which provides light into the lower ground floor.

2.0 Design

Proposal

The exterior of the property will remain largely untouched as part of the proposed works. The majority of the works are proposed internally where reconfiguration of the existing floor plan will rationalise the layout of the property and improve circulation throughout.

The room area of improvement for the exterior relates to the introduction of a Victorian style cast iron balcony and staircase to the rear of the property. A new opening at upper ground floor level swill allow access onto the new balcony and will act as a secondary escape staircase in the event of a fire.

2.1 Access

Existing access to the house will be maintained.

The proposals conform with Part M of the building regulations and by introducing an additional means of access into the property access into the garden will be improved.

2.2 Materials

Existing materials will be reused to ensure that the proposed works remain in keeping with the overall look of the property.

The proposed balcony and staircase will be a cast metal with black paint to suit the period of the property.