

25th May 2016

DESIGN STATEMENT

105 SOUTH HILL PARK, HAMPSTEAD, LONDON NW3 2SP

Introduction

This Design and Access statement relates to the proposed works to the main house and front part of the house. This includes the windows at the side elevation on the upper floors, together with the inclusion of a new metal stair, bin and bikes storage.

Context

South Hill Park is a crescent shaped residential street which extends into the southern end of Hampstead Heath and has a strong sense of character with the tall Edwardian houses that line both sides of the street. These houses are typically 5 storeys high including lower ground floors. The houses at the head of the crescent where 105 sits are pairs of semidetached houses with raised ground floors with large rear gardens which extend to the boundary of Hampstead Heath. Many of these houses have been subdivided into flats at various times over the last 40 years. The house at 105 was converted back from 3 flats into a single house in 2004 and has undergone extensive interior alteration.

Many of the existing properties have original front boundary walls, piers and in some cases, ornate metal railings of varying design. Most of the original metal railings and gates have been removed, probably as part of the War effort during the Second World War where metal railing and gates were removed for scrap metal. Very few original railings and gates remain but some have been replaced with various designs and details.



South Hill Park circa 1930

Some of these gates are in timber and overall the mixture of both metal and timber form part of the character of the street. Brick piers have also been removed at some properties and others have been rebuilt such as those at 105 South Hill Park. A previous Certificate of Lawfulness was granted for the replacement of the brick piers and low brick walls to the front garden at 105 South Hill Park dated 16th November 2010 ref 2010/5810/P.

Windows

South Hill Park is within the South Hill Park Conservation area and as such the Park retains a cohesive quality, particularly with the street frontage and general building massing. The rear elevations vary considerably and extensions exist of differing heights. The roof dormers also vary from house to house which adds to the rich character of the conservation area.

The alteration to the window on the side elevation at first floor relates to the landing and bedroom windows. These windows are not original and they replaced the single sash window when the house was altered in 2004. The proposal is to remove these non-original windows and reinstate the single timber sash window to the landing. This will be in line with the windows above and will sit better within the façade as a whole.



Existing side elevation at 105 South Hill Park

Proposed side elevation at 105 South Hill Park

Metal railings and gate.

The new metal railings and gate will be added to the consented brick piers that have been built as part of the earlier permitted development Certificate of Lawfulness ref 2010/5810/P. In addition to these, a new metal staircase will be installed to give access to the front area. This staircase will have railings and a small gate at the top to give security and prevention from falling.

The design of these railings is simple with traditional finials and fixing details similar to many other railing patterns along the road. The original railings were probably cast iron with heavy scrolls and details. Very few of these exist so most reinstatement railings are of a simpler and less heavy design.

The tops of the piers will also have the typical limestone capping reinstated. These are to the same detail and size as the original stone capping and will be left in natural stone rather than being painted like so many others along the road.



Detail of the proposed metal railings, gate, bike and bin storage.

The bin and bike store

The proposal is for a timber store to house the additional recycling bins that are required by Camden Environmental services. The bike store is also slightly larger to house more bikes more suitable for a large family.

The bike store is of dark stained hardwood timber similar to many others in the street. The store will sit behind the brick boundary wall with metal railings and as such set back off the back of pavement line. A planting strip has been left between the boundary wall, railing and bike store to allow a hedge to grow and in time hide the bike store from view.

Black painted metal planters will also be positioned along the side of the new foot path to the front steps to allow hedging to grow at the side.

Paving

Traditional black and white tiling will be laid to the new front foot path to the front entrance steps. The steps will also be recovered with dark grey granite stone to further improve the general finish and look to the front garden.