

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 garden boundary wall. This includes the windows in the rear elevation on the upper floors, together with the inclusion of a new metal railing and front gate to the existing front boundary wall.

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 proposals for the windows to the rear of the property are to enlarge the original half landing windows to be slightly bigger than the existing. These windows will be double glazed with a single glazed panel allowing the maximum views from the half landings and shower rooms that now occupy the upper half landings. The frames will be in white painted hardwood similar to those that exist in the same position at 101 South Hill Park

At the first floor rear French doors is a small balcony to the original design and with a glass balustrade as allowed within a previous planning consent. These French doors will be widened to be the same width as the French doors on the upper ground floor terrace below. These doors will be in white painted hardwood to match the doors on the upper and ground floor doors below.



Photograph of similar windows at 101 South Hill Park



Metal railings and gate.

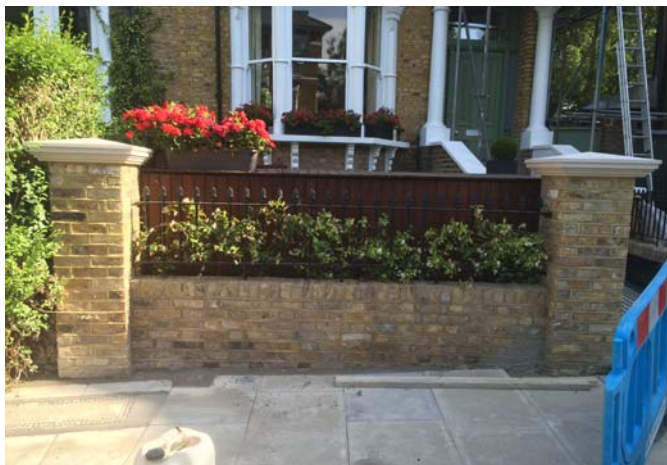
The new metal railings and gate will be added to the consented brick piers that have been built as part of the earlier permitted development Certificate of Lawfulness ref 2010/5810/P.

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 and gate



Pictures of the proposed metal railings and gate