

DESIGN & ACCESS STATEMENT
FOR
EXTENSION &
REFURBISHMENT
AT
1 SOUTH HILL PARK,
LONDON,
NW3 2ST



OLIVER MORGAN ARCHITECTS
8 CHELSEA WHARF
15 LOTS ROAD
LONDON SW10 0QJ

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August 2016

Design and Access Statement, August 2016

1, South Hill Park, London, NW3 2ST

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APPENDIX A

Photographs as existing

APPENDIX B

As Existing Drawings

1SHP/579/P000	Location/Existing Block Plan
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1SHP/579/P002	First, Second & Third Floor
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Scheme Proposal Drawings

1SHP/579/P100	Site & Roof Plan
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1SHP/579/P102	First Floor plan
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DO NOT SCALE REDUCED DRAWINGS

1, South Hill Park, London, NW3 2ST

1.0 Introduction

- 1.1 This statement has been prepared in support of the application for householder planning permission for 1, South Hill Park, NW3 2ST subsequent to a pre-planning application enquiry.
- 1.2 The proposal is for refurbishment of the main house and replacement of existing side extension.

2.0 Existing Site and Surrounding Area

- 2.1 South Hill Park runs north east linking Parliament Hill to the loop of South Hill Park Gardens
- 2.2 No 1 is a Victorian four-storey end-of-terrace single family dwelling. The property is within the South Hill Park Conservation Area. Although it is not listed, it is noted as making a positive contribution to the conservation area. The site backs onto the rear gardens of Nos. 3 and 4 Parliament Hill and is adjacent to No. 3 South Hill Park.
- 2.3 The house is built in yellow stock bricks with a white painted front elevation, with segmental brick arches and pronounced keystone detailing to door and window openings under a pitched slate roof with hipped gable to the southern end.
- 2.4 The access to the house is by steps to raised ground floor level. The garden to the side of the property rises to the south and west, and is retained by a brick wall with mature vegetation coverage. There is an existing conservatory adjacent to the flank wall with direct access from the house. The access to the rear garden is from first floor level. 3 roof lights provide daylight to the rear of raised ground floor and a long narrow shed runs north east.

3.0 Design Proposal

- 3.1 The proposal is for the replacement of existing conservatory and with a single storey extension to the side of the house at raised ground level with integrated platform lift and new steps to side access.
- 3.2 The proposal will create an additional bedroom and bathroom with wheel chair access for an elderly relative.

- 3.3 The extension has been designed to complement the existing house. Stepped back from the existing building line the proposal respects the original form and character of the house and terrace. The width of the proposed extension is just over half that of the existing dwelling. The narrow frontage and modest height ensures that it will not dominate the existing building where the flank wall is 11m from garden datum to gutter level.
- 3.4 Aesthetically the proposal complements the surrounding buildings with external walls in yellow stock brickwork to match adjacent, a rendered parapet detail to the front elevation with flat roof beyond and segmental brick arch with keystone detail to triple double hung timber sash window.
- 3.5 The proposal includes minor internal configuration. Replacement roof lights and doors to rear terrace. New double doors from rear closet wing. Replacement window to kitchen and new double doors to courtyard. General maintenance to all other windows and doors – replacement with matching where necessary.

4.0 Trees and Landscaping

- 4.1 No trees will be affected by the proposed works.
- 4.2 The existing front and side area are landscaped to include a platform lift with separate steps up to a paved terrace with step-free access into the side extension. This has been designed to facilitate disabled access into the property.
- 4.3 The existing front wall and planting is to be retained with planting behind to maintain and enhance the appearance and character of the street.
- 4.4 The rear terrace will be paved with flush walk-on roof lights. The existing shed is to be removed and the area planted as a small orchard. New fencing where required.

5.0 Boundaries

- 5.1 A short section of the boundary with no. 4 Parliament Hill will be in yellow stock brick and raised to 3m otherwise new timber fences to existing height are proposed.

6.0 Access

- 6.1 The proposals do not affect the existing access to the property.
- 6.2 A new gate and access point to the site is proposed to facilitate disabled accessibility.