

Design and Access Statement

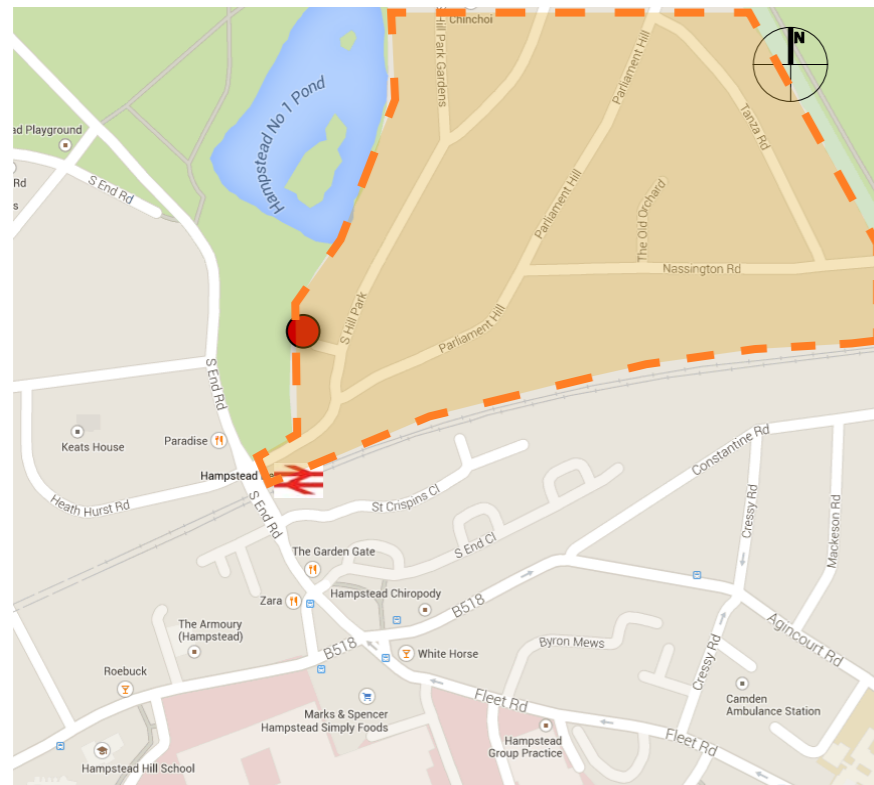
for the proposed works at
12 Park End
London, NW3 2SE

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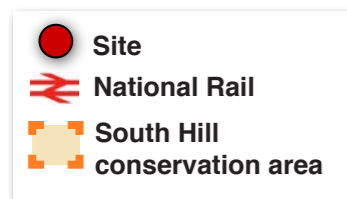
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October 2016



Site Context



INTRODUCTION

This document outlines the design development, including the existing site considerations, and supports the Planning Application made for the proposed works of the existing residential property at 12 Park End.



View of Park End entrance from South Hill Park Rd



View of neighbouring buildings looking west



View of shared courtyard looking north

CONTEXT & ACCESSIBILITY

LOCATION & ACCESS

The site is located within Park End, a small cul-de-sac accessed from South Hill Park in Hampstead Heath, North London. It lies in close proximity to the main roads South End Road and Pond Street.

Vehicle and pedestrian access to the property is gained via Park End, which is a small road located between No.s 12 and 14 South Hill Park Road.

TRANSPORT

The closest train station, approximately 1 minute walk from the site, is Hampstead Heath station. It offers overground and national rail links to Richmond, Stratford and Clapham Junction. Within a 10 minute walk from the site is Belsize Park underground station providing access to the Northern Line. The site is also well positioned with a high number of bus routes within a short distance of the site. The nearest bus stop is 3 min away from the site as well as additional bus routes along the high street, approximately 8 min walking distance from the site offering links to north and central London.

LOCAL CHARACTER

The existing building is located within Sub Area 1 of the South Hill Park Conservation area. As stated in the conservation area statement, the Park End buildings themselves are not considered to be of merit, and do not relate to the prevailing architectural character and style of the area. The proposals illustrated within this document seek to provide an appropriate refurbishment of the existing building, improving its integration into the existing development within the mews.

The majority of the development within the mews is two storey in scale. The properties on South Hill Park to the West of the entrance to Park End are retail or converted on the ground floor and residential above, and to the East of the entrance into Park End are Victorian, with the ground floors raised from the street level creating attractive stepped access. Further stepped access is provided to the lower ground floor. The prominent building material used within the immediate context is a yellow London stock brick however in a number of instances these have been painted white. Park End is a mix of commercial and residential properties. These have been extensively extended and altered over the years and have been painted white or rendered. It is considered that these are of limited quality and offer little to the wider conservation area.