



Existing Building

## EXISTING SITE

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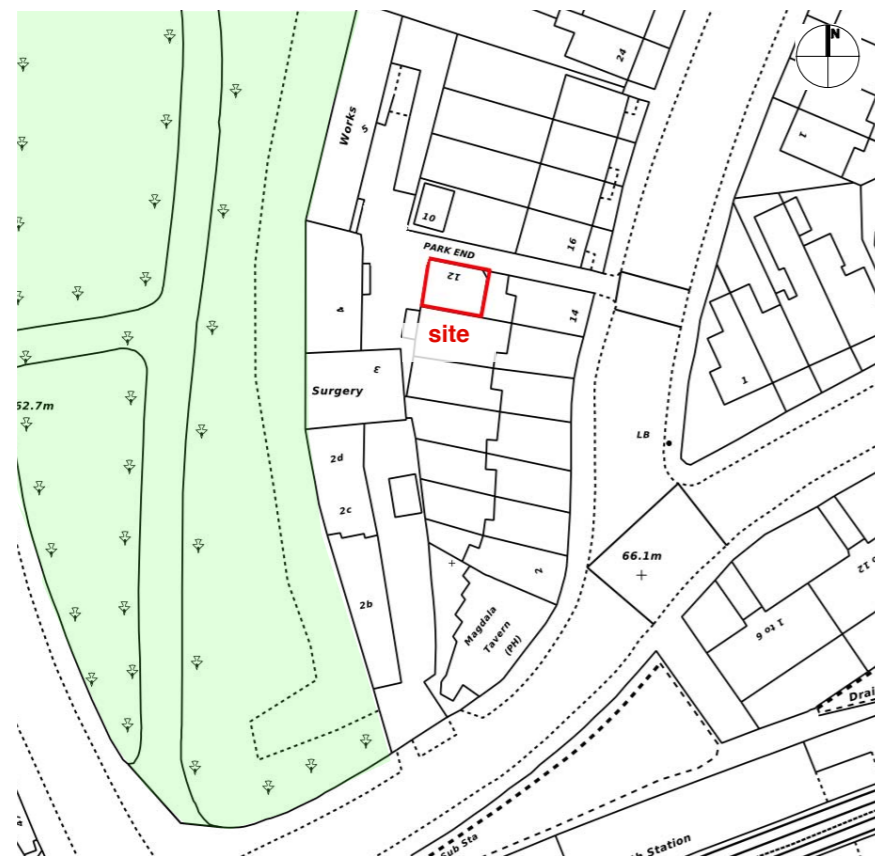
The existing residential property is located to the East of the small courtyard forming the Park End cul-de-sac. The courtyard is shared with a number of buildings, such as a local doctors surgery, workshops, residential properties and private rear gardens. The entrance to the property is accessible directly from Park End. Park End slopes down from South Hill Park to the courtyard, with a level section providing access to the existing property. The adjacent residential property fronting South Hill Park has been extended to the rear at lower ground floor level.

### USE

Previous approval has been granted for the change from office use to residential and this has been undertaken, and the building has been used as residential. Some recent repair work has been undertaken and further exploratory works have been implemented.

### SITE BOUNDARY

The south and east boundaries of the existing property are adjacent to private gardens of No 12a and 14 South Hill Park. The south east corner of the site is adjacent directly to a newly built single storey extension of No 12a South Hill Park. The north and west boundaries overlook the courtyard. There are no existing windows to the south and east elevation and it is not proposed that any are introduced.



Existing Site

## CONSTRAINTS & OPPORTUNITIES

### CONSERVATION AREA

The building lies within South Hill Park conservation area. It is important to note that the property is not directly visible from South Hill Park and can only be seen from within the courtyard of Park End. The buildings in Park End are not considered within the Conservation Area Statement, produced by Camden Council Planning Department, to be of merit. However, we feel that the proposed works will enhance the existing mews as it will be a more sympathetic design move, appropriate for this context.

### FLOOD RISK

The site is not located within or close to areas designated as Flood Zone's 2 or 3 and is considered to be at minimal risk of flooding.

### CHARACTER OF THE EXISTING BUILDING

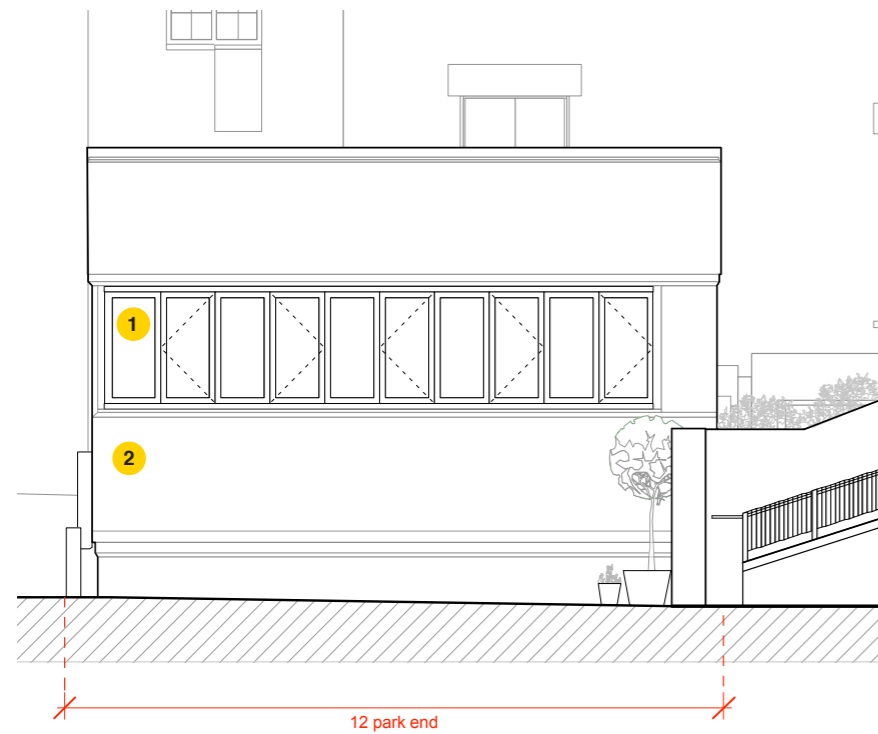
The building is dull and dated. As can be noted within the adjacent photos, the tall and bulky parapet and dark brown colour of the bricks and windows detract from the principally residential scale and aesthetic design of the surrounding buildings. It is considered that there is an opportunity to renovate this structure to form a more appropriate design within this context improving the nature of the Park End cul-de-sac.

### MATERIALS

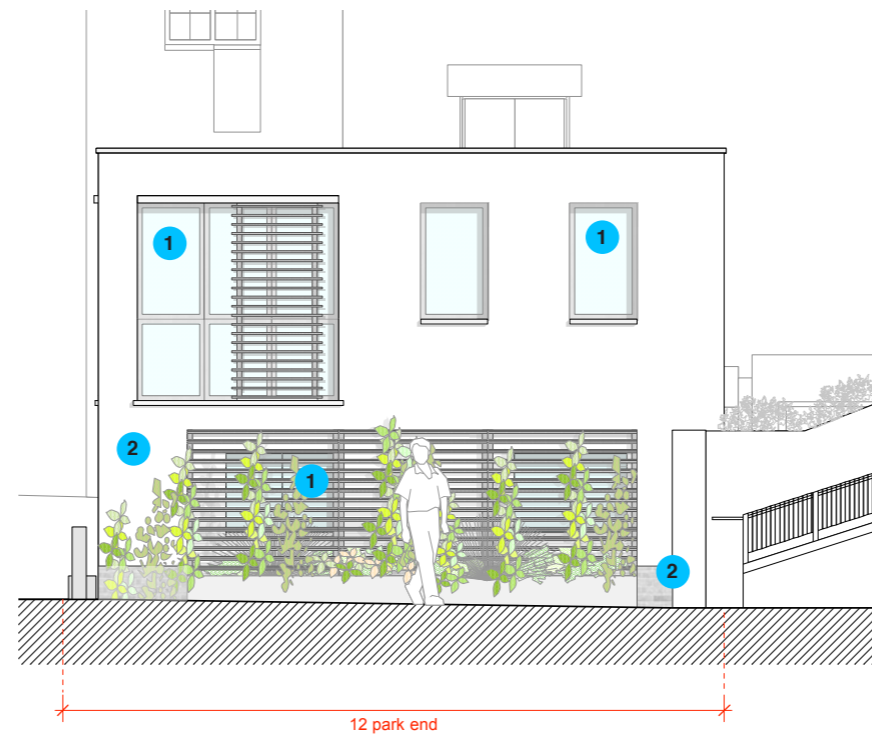
The adjacent photos indicated the general materials found extensively within the local context. As can be noted within the following page, approving this application for the renovation of this existing residential property will allow for the building to be brought up to standard utilising robust and appropriated materials to form an attractive and contextually appropriate residence.

### SCALE AND MASS

The proposed modifications have no impact on the scale of the existing building. It is also intended that although additional windows are proposed, these do not provide a different aspect in comparison with the existing windows. It is therefore considered that the proposed improvements to the existing elevation do not represent a material impact on any neighbouring properties or the wider conservation area.



Existing West Elevation



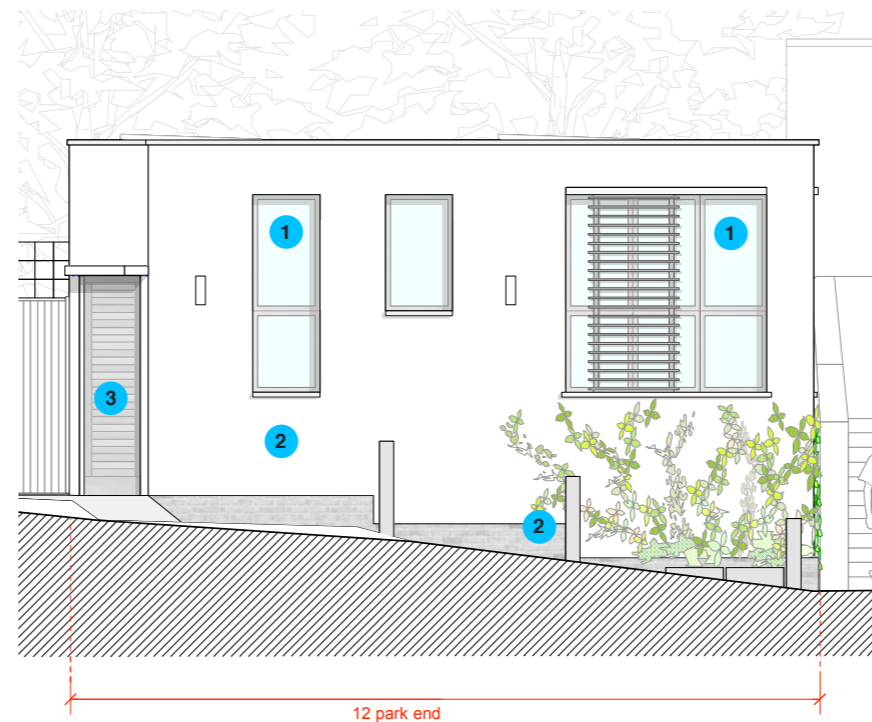
Proposed West Elevation

Existing

- 1 Existing dark frame ribbon windows wrap around the west and east elevation
- 2 Existing dark red facing brick

Proposed

- 1 With the removal of the ribbon windows the fenestration has been developed into smaller, windows of domestic size with a large corner window proposed
- 2 The dark facing brick has been removed and replaced with white render to the upper levels with a gray brick at low level forming a robust plinth to the design
- 3 The proposed front door has been relocated to in line with the original parapet wall. The original angle of this entrance has been retained.



Proposed North Elevation

PROPOSED DESIGN

EXISTING ELEVATION

As previously indicated, the elevational design of the existing building is of limited merit and this is reinforced within the local Conservation Area Appraisal. Windows are located on the north and west elevations at relatively high level for the length of these elevations. The dark brick and general 'brutal' design of the building is overbearing and out of character.

PROPOSED FENESTRATION

It is intended that the window design is reduced to an appropriate level for a domestic property. The high parapet enables the introduction of a mezzanine level within the building without altering the height. Windows have also been introduced to the lower mezzanine. It is key to note that the level of glazing within the proposed design has been reduced in comparison to the existing condition.

At the corner of the North and West elevations is proposed a more prominent window with louvered screening (maintaining privacy) to the proposed building. These contemporary elements form a cohesive design that responds appropriately to its context.

PROPOSED DESIGN

It is considered that the proposed changes to the design represent an appropriate response to the site, forming a contemporary and sympathetic design. The primary material proposed is white render board with a dark grey brick plinth at low level. The design of the original elevations with the changes proposed to bring the building up to a standard appropriate for its position within the conservation area. The windows will be set within a deeper reveal with high quality double glazed units.

It is considered that the aesthetic quality of the proposed surface and finishes is key to achieving the excellent level of renovation. Also, these proposals will improve the nature of the existing cul-de-sac for all current occupiers.

A Bauder XE30 Sedum roof is proposed for the new flat roof: Apart from providing a biodiverse base to encourage a variety of plants, birds and small animals, it also offers a more pleasant outlook than the present 3 ply roof.

ACCESS

The entrance into the property is in a similar location to the original access, directly from Park End.

REFUSE

The refuse storage will be located beneath the entrance hall to the landing.

CYCLE

As can be noted on the proposed plans, the intention is to maintain the provision of cycle storage of the existing accommodation. This will comprise wall mounted cycle hooks within the entrance lobby.