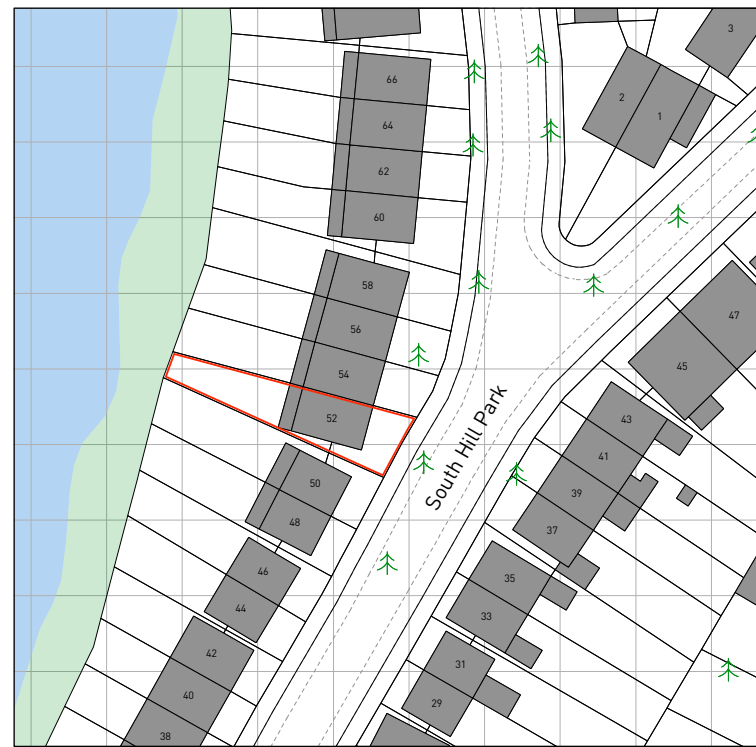

52 SOUTH HILL ROAD

LONDON, NW3 2SJ

PLANNING, DESIGN AND HERITAGE STATEMENT



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1.0 INTRODUCTION

The following document, and associated submission documents, have been prepared by Stiff + Trevillion to seek planning consent for the development of 52 South Hill Park. This is a 19th century 4 storey dwelling house.

The application seeks consent for the following works:

- + Reinstall original street boundary, consisting of masonry piers and metal railings
- + Refurbish front elevation, including replacement window joinery
- + Alterations and refurbishment of rear elevation
- + Lower-ground extension below front garden
- + Reconstruction of existing lower-ground side elevation, plus additional side extension at ground floor
- + Roof extension to add a fifth floor
- + Internal refurbishment

This property has been in the same ownership for 25 years; both externally, and internally, the property is in need of maintenance and refurbishment.

The proposed works will refurbish and restore many original features, reinstating the property and its gardens to a condition that makes a positive contribution to the South Hill Park conservation area.

Internally the refurbishment will restore the property, that displays signs of being used as a HMO, to a single family dwelling house suitable for contemporary living.

The proposed design seeks to provide a high quality refurbished dwelling that will provide improved accommodation for the client, whilst considering the local context and preserving the special character of the area.



2.0 HISTORY AND CONTEXT

The property is sited on the West Boundary of sub-area 1 of the South Hill Park Conservation Area.

The property was built between 1871 and 1891, exact date not known. The conservation area was originally designated on 11th August 1988. The designation report notes that *'it is considered to be logical to designate this group of properties together since they comprise a fairly homogenous area in architectural terms'*.

No.52 sits at the southern end of a terrace of four houses, no.s 52-58 (even). These are constructed in an Italianate style with each house having a projecting bay with entrance door located to one side.

The front facade is elaborately detailed, however, in contrast the rear and flank facades are faced in yellow stock bricks with segmental arches to windows and doorways.

A planning record from 1960 records consent for the reconstruction of the flank wall and the modification of the means of access to no.52.

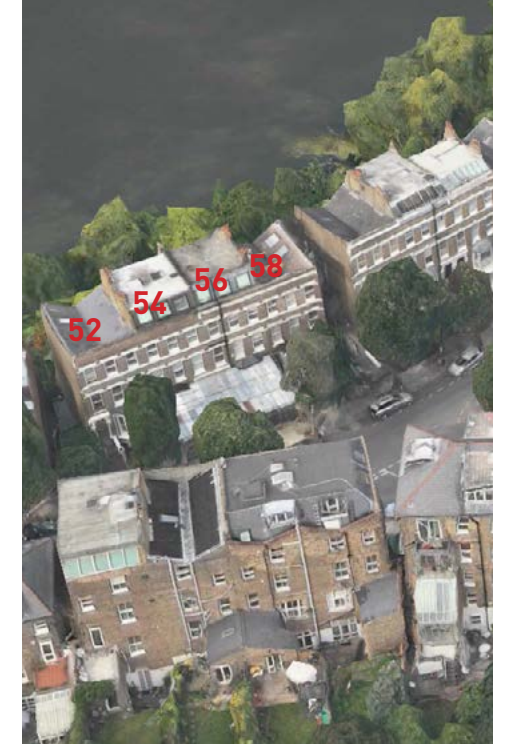
No.s 54 and 56 have both had roof extensions, in keeping with many of the local properties. Within the conservation area roof extensions, behind the original parapets, are a common form of development. The conservation area was designated, partially, in response to concerns regarding 'excessive work of excavation' that were considered detrimental to the area - roof extensions have become a more acceptable means of extending the original properties.

The front gardens, and street boundaries, in South Hill Park are somewhat eclectic. Original piers and railings are, on the whole, lost this has left a scattering of low walls and open boundaries to many properties. In recent years masonry piers and metal railings have started to be reinstated, this is encouraged in the conservation area statement.

The conservation area statement notes that the railings to no.s 30 and 66 are likely to be original.

Notable recent planning consents include:

- + no.54 has constructed (following consent in 2011) a lower ground level extension below the front garden, located between the original house and the street boundary and topped with a green roof. It also has a lower ground level rear extension.
- + no.56 has also constructed a lower ground level extension below the front garden, and enlarged their existing lower round rear extension (2015)
- + no.64 has pulled back the rear mansard to create a terrace and vertical slide/folds doors (2013)
- + no.66 has had a new basement, remodelled rear facade and extension, side extension and roof extension including a rear roof terrace (2013)
- + no.s 72+74 have had revised front boundaries, mansard roofs with rear roof terrace, two story side and rear elevations, remodelling of rear facades (2007)



2.1 ROOF EXTENSIONS

A majority of the properties in the vicinity of no.52 have already had roof extensions. This is displayed in the aerial view to the left. Since the photograph was taken no.66 has had a roof extension (2013).

This is a clearly established pattern of development.

The form of the roof extensions is also fairly consistent:

- + Mansard roof to the streetfacing facade, usually with roof windows but there are occasional examples of patent glazing
- + Modern metal framed, glazed, doors to the rear facade, often set back from the original facade creating a terrace



2.2 STREETSCAPE

No.52 sits alongside properties on both South Hill Park and South Hill Park Gardens.

The existing streetscape is characterised by fairly uniform houses set back from the street behind front gardens. The houses are generally well kept, however the gardens and in particular the boundary treatments vary considerably.

There is a growing pattern of piers and metalwork boundary treatments.

No.52 is distinct, from its neighbours in a couple of ways:

- + Wide street frontage: Due to its relationship with no.50 the plot of no.52 is uniquely wide at the street boundary. An improved boundary treatment will have a significant positive impact
- + It has a dominant position in the view from South Hill Park Gardens



No.52, currently, has a particularly low wall, with wild, unkempt, planting behind

No.54 has a slightly higher wall with a short railing and wild flower 'meadow' (green roof) behind



No.56 has taller piers, with coping stones, with a steel railing detail and steel gate.



Southern elevation - usually exposed due to gap to no.50. Poor site boundary, wild planting, and bins don't contribute to the streetscape.



Front elevation - gap to no.50, is unusual in the street, properties are generally situated closer together



No.52 is centered on the view from South Hill Park Gardens. The mix of boundary treatments does not contribute to the conservation area 'homogeneous group'



No.s 62 and 64 have more modern piers and copings, with a more traditional steel railing detail and steel gates.

3.0 PROPOSED DEVELOPMENT

The proposals submitted intend to address the maintenance requirements and also update this dated property to be suitable for enjoyment as it's intended purpose of being an single family dwelling house.

General repairs

- + Replace/refurbish existing window and door joinery
- + External maintenance and redecoration

Street/Front Elevation

- + Replace lost masonry piers and metal railings
- + Re-landscape to improve the setting of the house
- + Provide bin stores at the lower-ground level to screen rubbish from the street

Side Elevation

- + Reconstruct existing lower ground side extension
- + Add ground floor side extension

Rear Elevation

- + Remodel south corner, over three storeys, to remove existing stairs and extensions
- + Add lower ground floor extension
- + Replace first floor glazing

Roof Level

- + Add roof extension, with mansard and roof windws to front elevation and glazed doors and terrace to rear

Internally

- + Full refurbishment of all services
- + Removal of 4 kitchens on upper floors
- +

It is intended that the new work will blend in seamlessly with the existing and complement it where more contemporary approach to design language has been taken. The harmony of styles will be achieved through informed design, choice of materials, attention to detail, and by careful execution. Additions in the more contemporary architectural style have been designed to have a minimal impact on the surrounding architecture and to blend in through their very simple and unobtrusive design.

The proposal will improve the contricbution that the property makes to the conservation area.

4.0 ACCESS

The proposals do not impact upon existing access requirements of the property.

5.0 HERITAGE STATEMENT

The objective of this part of the document is to demonstrate awareness and consideration of the National and Local Planning Policies and Guidelines in preparation for and execution of the design process. Various National and Local policies and Guidelines were taken into account when preparing the design for this site. The following policies and guidelines in particular influenced the design and were considered relevant to this site and the building in question:

- National Guideline PPG 15, on issues of Conservation Areas. This guideline was considered in parallel to Local Policies and Guidelines such as CPG1, CS14, CS13 and DP22, DP25.
- PPS 5, policy HE8.

The existing property is un-listed but lies within the South Hill Park Conservation Area.

The heritage significance of the property is its contribution to the group and streetscape. The property's elevations are visible from both the street and from Hampstead Heath.

Currently the property is tired when viewed externally, and the refurbishment will be welcomed.

In addition to the refurbishment, the reinstatement of the boundary piers and railings will add to the on-going transfiguration of the street as more properties restate these lost features. No.52 is located in relation to no.50 such that an unusual triangular extension of the front garden is present. The new boundary, new bin storage and new landscaping will improve the setting of the property.

The remodelling of the rear elevation will better address the garden, and the Heath beyond. The works are not unlike those constructed, or consented to other properties to the north. This will improve the relationship between inside and outside for the occupants of the house, but also the view of the property from the Heath.

No.52 is one of the minority of adjacent properties that does not currently have a roof extension. The proposed roof extension follows the established form of mansard to the front and set back elevation with terrace at the rear.

The interior of the property requires modernisation and alterations to restore it to a single family dwelling. This internal renovation can only be seen as a positive intervention.

6.0 Relevant Planning Policy

SOUTH HILL PARK CONSERVATION AREA STATEMENT

SHP7 - Materials and Maintenance

States: ...existing/original architectural features ...should... only be replaced... to enhance the appearance of the building through the restoration of missing features.

... replacement with suitable copies will be encouraged.

SHP17 - Roof Extensions

The retention or reinstatement of any architecturally interesting features and characteristic decorative elements such as parapets, cornices and chimney stacks and pots will be encouraged.

SHP26 - Front Gardens and boundaries

Proposals should respect the original style boundary and these should generally be ...reinstated where they have been lost.

CAMDEN PLANNING GUIDANCE: DESIGN (CPG1)

Rear extensions should be designed to:

- Be secondary to the building being extended
- Respect the original design
- Respect the historic and established townscape pattern
- Not cause a loss of amenity to neighbours
- Allow for a reasonable sized garden

The width of rear extensions should respect the rhythm of existing rear extensions

Roof alterations are likely to be acceptable where:

- There is an established form of roof addition or alteration to a terrace or group of similar buildings and where continuing the pattern of development would help to re-unite a group of buildings and townscape.

Where butterfly, or parapet, roofs are altered the original parapet should be retained.