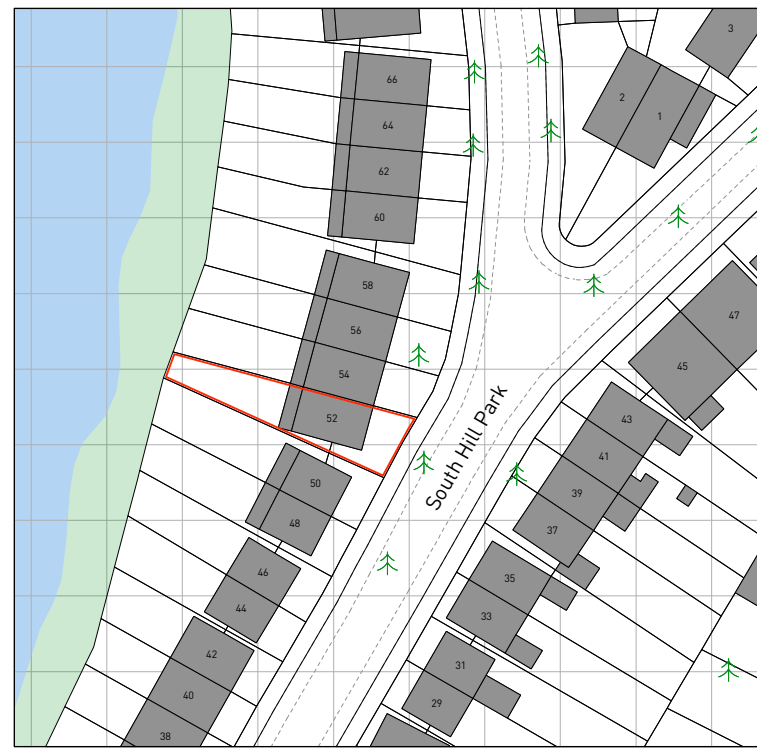


52 SOUTH HILL PARK

LONDON, NW3 2SJ

SUPPLEMENTARY PLANNING, DESIGN AND HERITAGE STATEMENT



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1.0 INTRODUCTION

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1.0 INTRODUCTION

This document has been prepared by Stiff + Trevillion to seek a minor material amendment to the scheme granted planning permission at 52 South Hill Park (application 2016/6143/P). This is a 19th century 4 storey dwelling house.

The application seeks consent for the replacement of the approved timber framed glazing at lower ground and third floor levels with metal framed Crittall style glazing.



Map of South Hill Park Conservation Area

2.0 CONTEXT



View from Hampstead Heath shows heavily altered rear facades to properties along South Hill Park.

2.0 CONTEXT

No. 70 South Hill Park
Metal framed glazing to third floor

No. 68 South Hill Park
Metal framed glazing to third floor

No. 66 South Hill Park
Metal framed glazing to lower ground and third floor
Planning application 2013/6038/P granted 17.02.2014

No. 64 South Hill Park
Metal framed glazing to third floor
Planning application 2013/6794/P granted 17.01.2014

No. 62 South Hill Park
Metal framed glazing to third floor

No. 60 South Hill Park
Metal framed glazing to first floor

No. 54 South Hill Park
Metal framed glazing to first and third floor

No. 52 South Hill Park



Lower ground floor obscured by trees and shrubs

3.0 PROPOSED DEVELOPMENT

The proposal seeks to replace the approved (application 2016/6143/P) timber framed glazing at lower ground and third floor levels with slender metal frames in a Crittall style.

The glazing at lower ground floor level will sit within a contemporary extension and therefore a more contemporary aesthetic would be appropriate here (it will certainly not be detrimental to the period character of the upper floors of the house). There is also a fair amount of trees and shrubs present in the rear garden to sufficiently obscure the lower ground floor extension from any clear views from Hampstead Heath (see photos on p4 and p5).

At third floor level the glazing is set back from the line of the pitched mansard roof, making it visually less conspicuous.

In both cases the metal frames would be painted a dark colour, further serving to ensure they are not prominent aesthetically.

As shown on pages 4&5 numerous properties along this stretch of South Hill park have been heavily altered to the rear, many with metal framed glazing and quite a few within recent years. This proposal should therefore be considered in the context of the surrounding precedents.

