

No 5 South Hill Park, NW3 2ST

Design & Access Statement

20th June 2017

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Figure 1. No 5 South Hill Park, 2017.

1.0 Summary

This application seeks to return the terraced property at 5 South Hill Park into a single family dwelling with a modest rear extension at garden level.

This application should be read in conjunction with concurrent application submitted 14th June 2017, ref: PP-06148605v1. Our Clients are keen to maximise the internal space available on their principle storey of habitation (upper ground floor) and have asked us to prepare two alternative options for the rear extension element of the works. Both this application and the reduced extension version, previously applied for, should be considered acceptable under local development policies and neighbours' amenity.

The sole difference between this application and the above, is the length of rear extension from the back wall of the main house. The differences are detailed in sections 3.2 & 3.5, the remainder of this statement is identical to the 14th June application.

The proposal is to upgrade the building's environmental performance during the course of the works with refurbished windows, ground floor and roof insulations and new, more efficient mechanical equipment.

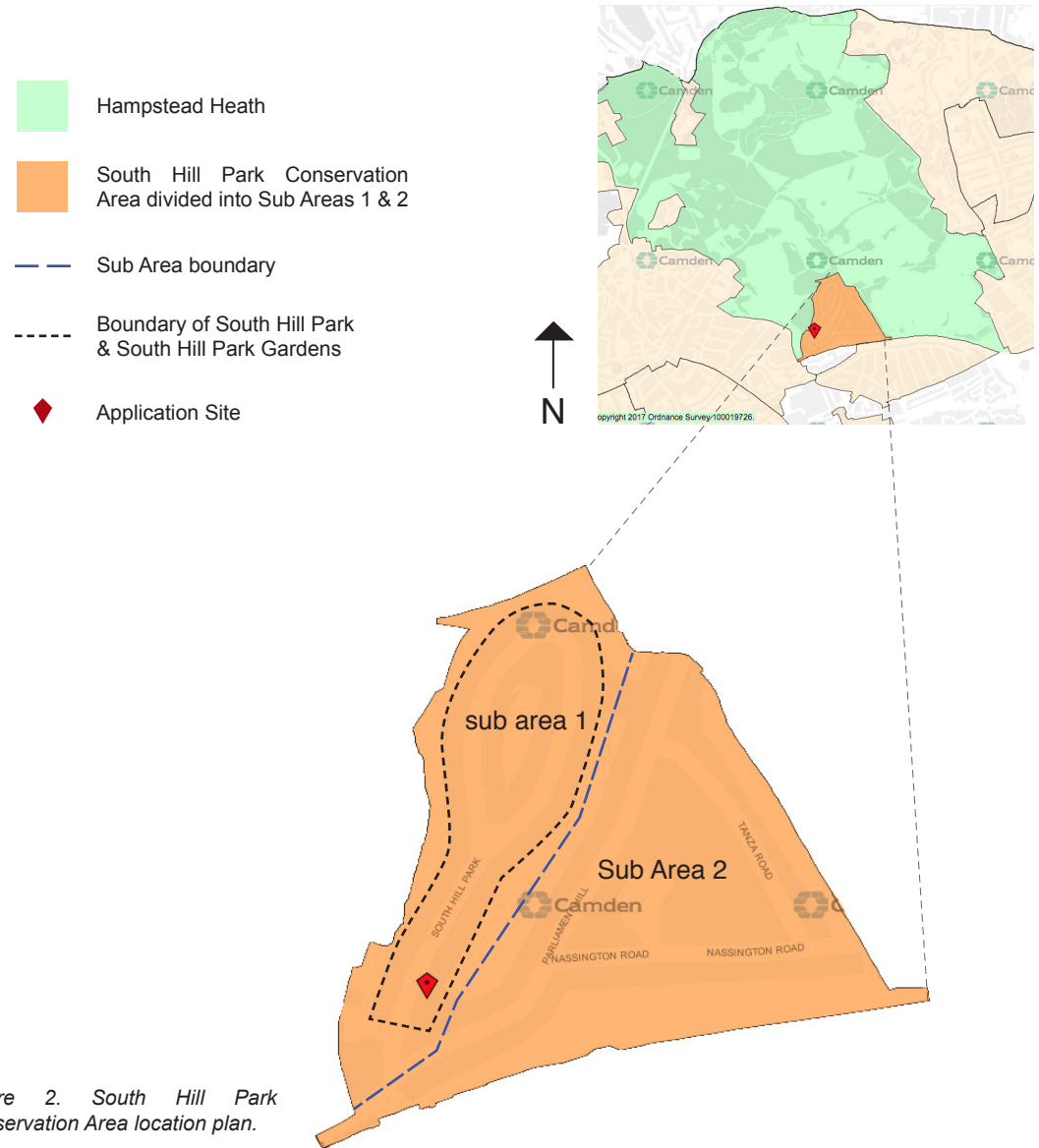


Figure 2. South Hill Park Conservation Area location plan.

This Design and Access statement has been prepared by Sanya Polescuk Architects (SPA) in on behalf of the owners, Rob and Clare Abbott. The format and contents of the statement is in accordance with “Design and Access Statements, How to write, read and use them, CABE 2006.”

2.0 Background

2.1 Practice Profile

SPA is a well-established architectural practice based in NW3 with extensive knowledge of the local area. Awarded AJ Retrofit Award in 2013, SPA has a reputation for skilfully upgrading sensitive building fabric to modern efficiency levels without compromising the special historical characteristics.

2.2 Conservation Area

The application site, No 5, is within the South Hill Park Conservation Area, Sub Area 1, which lies on the southwest edge of Hampstead Heath [Fig 2]. The sub area was developed from fields in the late 19th century by Thomas Rhodes from 1871 onwards and was laid out in a ‘squash racket’ shaped loop [Figs 3 & 4]. No 5 is located at southeastern base of the ‘racket’ in the first terrace of four houses [Fig 5].

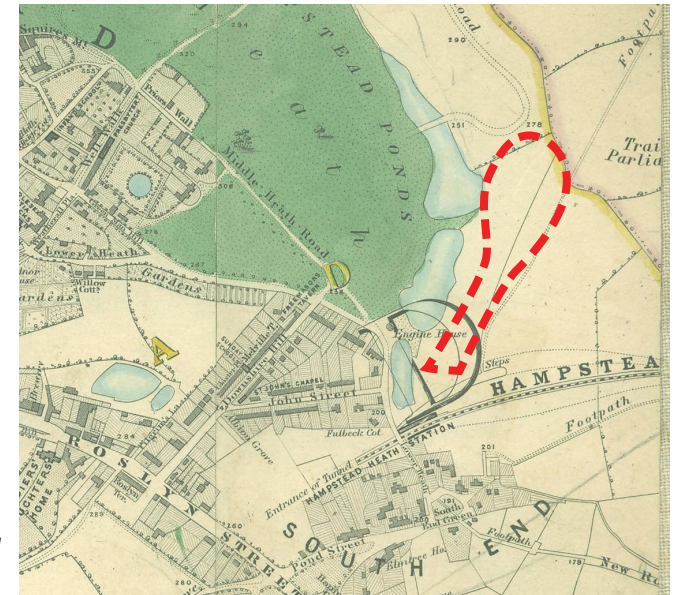


Figure 3. 1862-1871 map. The land of South Hill Park was still undeveloped (red outline).

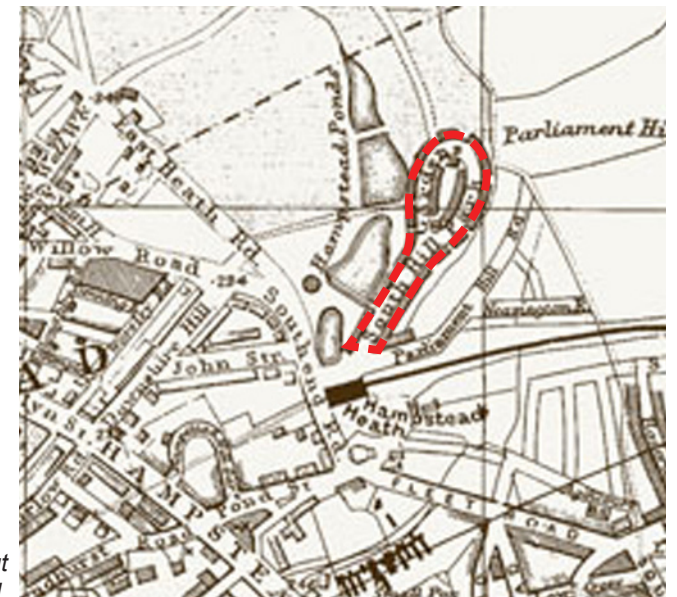


Figure 4. 1888 map. The racket shape layout of South Hill Park was established and laid.

Most of the buildings in this area, including the application site, are considered to make a 'positive contribution' to the character and appearance of the Conservation Area. The CA statement considers the 'area [is] a good example of late 19th century suburban development, which largely retains its homogeneous architectural character' (CA statement, pg 15). The homes in this sub-area are noted for their extensive private gardens, which are shielded from the public highway.

2.3 Site History

The site was originally developed as a mid-terrace, 4-storey single family home. Since the 1970s it has undergone numerous developments that converted it into two flats, then three and back into two. Now the applicant wishes to combine the lower ground floor studio and upper maisonette into a single-family home with a modest rear garden extension. The officer's report from the last planning permission in 2008 can be found in Appendix I. A summary of the site's planning history is:

23289. The self-containment of the existing 1st and 2nd floor maisonette. Granted 06/10/1976

35521 Change of use and works of conversion to form a self-contained basement flat. Granted 07/03/1983

8700650 Change of use and works of conversion to form a self-contained studio flat at ground floor level as shown on drawing nos. 1 and 2. Granted 01/07/1987

8905812 Change of use and works of conversion to provide a maisonette at ground and first floor level a flat at lower ground floor level and a flat at second floor level as shown on drawing no 1460.A2C. Granted 12/09/1990

2008/1405/P Change of use from 1 x 2 bed maisonette on the ground, first and part second floors and 1 x 1 bed flat on the part second and third floors to 1 self-contained maisonette at ground, first, second and third floors (C3 use class). Granted 05-06-2008



Figure 5.
Nos 1 - 7 South Hill Park. The application site is No 5. (May 2017)

3.0 Proposed works

The application is for both change of use and a modest single storey rear extension.

3.1 Change of Use

The building is currently divided into two self-contained residential flats and the proposal is to return the home into a single family dwelling. While the class use would remain the same (C3 residential), the proposal seeks to restore the property back into its original function as one.

Camden Development Policy 2 (2010-2025) seeks to protect existing housing and restricts the granting of planning permission for a development that would involve the net loss of two or more residential units. As this proposal amounts to the net loss of only one unit the proposal complies with this policy.

3.2 Amount

The existing development has a square footage of 243m². The proposed works in creating a new rear extension would add a modest 5.2m², the total resulting square footage of the property would amount to 248.2m². This represents an increase of 0.8m² from the concurrent application.



Figure 6.
Rear elevation of No 5 South Hill Park with existing closet wing (May 2017).

3.3 Layout

The proposed changes to the property focuses around the reinstatement of:

- a) the simple vertical circulation via the existing staircase
 - b.) front and rear rooms at the lower two floors
 - c.) bedrooms with bathrooms on upper floors
- and the addition of:
- d.) a modest rear garden extension.

The aim is to restore the building and provide additional square footage while respecting the parameters set by:

- i) Conservation Area design principles eg. DP24,
- ii) Rights of light, eg. DP26 and;
- iii) Precedents set by neighbouring properties(see E1002).

The volume of the proposed extension is designed to be 'subservient' to the existing building elements and environs. Currently the house has three rear extensions, two at the lower ground level with a lightwell and a set of external stairs between them and a small closet wing on the ground floor. The lower ground floor extensions project 3.1m from the main rear elevation of the building while the closet wing at ground floor sits over only a portion of one of these extensions and projects 1.4m from the main body of the building. (see figs 7&8).



Figures 7 & 8.
Section and elevation of proposed extension.

The new extension would be set in from the existing lower ground floor extensions by approximately 1.3m and proud of the existing closet wing by approximately 400mm.

It would sit atop the southern lower ground extension and its height would be no more than the closet wing.

By staying within the confines of the existing building elements, the proposed extension will not infringe on the Rights of Lights to the neighbours at Nos 3 and 7 (see Dwgs P1110 and P1210).

The rear lower ground floor stair access up to the garden level will be removed and the void will be used to provide daylight and ventilation to the lower ground floor rooms. A skylight and internal floorlight in the new extension will maximise the daylight in the lower ground floor area.

Within the past decade, a number of Planning Permissions have been granted to extensions similar to this one (see Dwg E002 for OS map of permissions and Planning References). Most notable is a double storey glazed extension at No 9 South Hill Park that received permission in 2009 and built a few years ago (Camden ref 2009/4744/P).

Figure 9.
Existing rear garden decking as seen from above.

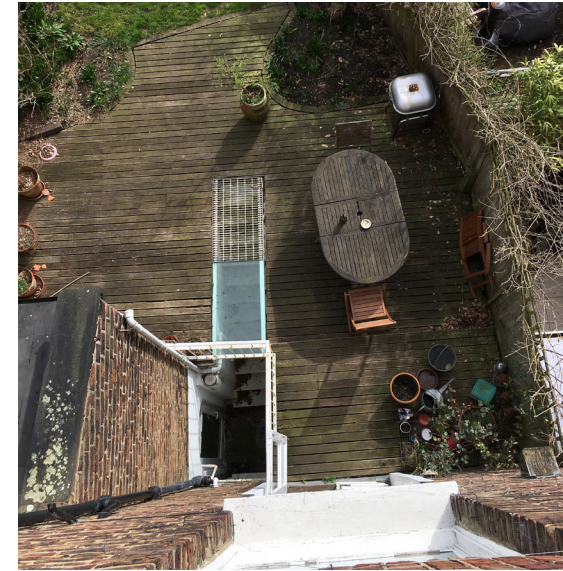
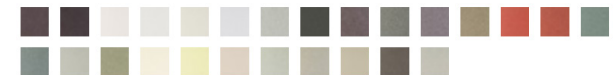


Figure 10.
Project built in artificial slate/fibre cement panels. CAMDEN, NW5, 2009



Figure 11.
Typical colour range for a brand of artificial slate/fibre cement panels



3.4 Access

The access to the site is via the front pavement from South Hill Park. Access will remain unchanged with the proposed development.

3.5 Scale

As described in section 3.3 Layout, the scale of the proposed development does not extend beyond the existing building elements and is in keeping with the recent precedents in the area.

3.6 Landscaping

The existing timber decking in the rear garden will be replaced with new decking and soft landscaping. The new timber decking will be local and adjacent to the new extension, making way for the soft landscaping from garden to extend towards the house (see figure 9 & dwg P1110).

3.7 Appearance

The new extension will have a shallow pitch to the roof in order to emulate the form of the existing closet wing. The roof and sides will be clad in the same material to create a unified, clean and contemporary addition to the rear of the house.

The proposed materials for the extension are to be of high quality and have been selected to either match or compliment those already found on site. The selected cladding has been inspired by the existing artificial slate (a.k.a. fibre cement) on the pitched roofs of the property.

Fibre cement boards are now available in much larger sizes and a variety of colours and can be used as both cladding and roofing in an increasing range of quality and high profile designs (see fig 10). The external envelope of the extension will be clad in coloured panels of artificial slate; the shade used will be selected to tune in with those found on site for instance, the reddish colour found on the existing brick lintels or gault brick of the main body of the building (eg see fig 11).

There are no proposed changes to the front elevation, except for the removal of one set of meters at low level (see dwg E1200).

4.0 Local Development Policies

All of the above proposals adhere to Camden's Development policies concerning a change of use and new development in a Conservation Area. The relevant policies and how the application addresses them are listed below:

DP2 - Making full use of Camden's capacity for housing. Change of use has been covered in section 3.1.

DP24 - Securing high quality design. The design of the extension has considered the character, setting and context of the surrounding area. The proportions and scale of the development are appropriate.

DP25 - *Conserving Camden's heritage*. The South Hill Park Conservation Area Statement has been consulted and the proposal is in keeping with the character of the neighbourhood and not unlike other recent developments in the area.

DP26 - *Managing the impact of development on occupiers and neighbours*. The extension will have no negative impact on the neighbours when it comes to noise, privacy, and light.

5.0 Conclusion

This Design and Access statement supports the application for planning permission for a change of use and a modest extension.

Although deeper than the application dated 14.06.17, the neighbours' rights to light have been observed.

The proposed design has taken into account the local policies of the council to provide a development of high quality design that fits within the context of the South Hill Park Conservation Area.

Appendix I

Officer's Delegated Report for most recent application at 5 South Hill Park 2008/1405/P

Delegated Report		Analysis sheet		Expiry Date: 05/06/2008	
		N/A / attached		Consultation Expiry Date: 05/06/2008	
Officer Luke Perkins			Application Number(s) 2008/1405/P		
Application Address 5 South Hill Park London NW3 2ST			Drawing Numbers See Decision Notice.		
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature		
Proposal(s)					
Change of use from 1 x 2 bed maisonette on the ground, first and part second floors and 1 x 1 bed flat on the part second and third floors to 1 self-contained maisonette at ground, first, second and third floors (C3 use class).					
Recommendation(s):					
Grant					
Application Type:					
Full Planning Permission					
Conditions or Reasons for Refusal:					
Refer to Draft Decision Notice					
Informatives:					
Consultations					
Adjoining Occupiers:		No. notified	05	No. of responses	00
				No. electronic	00
Summary of consultation responses:		None received. A Site Notice was erected adjacent to the property from 15 May to 5 June 2008.			
CAAC/Local groups' comments: <small>*Please Specify</small>		South Hill Park CAAC No objection on the assumption that there are no external alterations as none are shown on the quite inadequate drawings.			

Assessment
Planning permission is sought to change the use of the building from three dwellings into two dwellings by merging the upper two units. Policy H3 of the Camden UDP therefore applies.
The proposal will entail no external works and internally would involve only the removal of one door and kitchen units on the second floor. The proposal amounts to the loss of one dwelling with 1 bedroom and one dwelling with 3 bedrooms and their replacement with one dwelling with 5 bedrooms. The net loss of dwellings is therefore one but no residential floor space would be lost.
UDP policy H3 seeks to protect existing housing and restricts the grant of planning permission for a development that would involve the net loss of two or more residential units. As this proposal amounts to the net loss of only one unit the proposal does not amount to a breach of this policy.
UDP policy H7 encourages residential conversions to be accessible to all with particular reference to 'Lifetime Homes' standards and Camden Planning Guidance (CPG) contains detailed guidance relating to Lifetime Homes which applies to conversions. The plans submitted do not demonstrate compliance with any of the Lifetime Home standards set out in CPG. However, it is considered that there are material considerations which justify a decision which does not comply with UDP policy H7 in respect of Lifetime Homes.
It is obvious from visiting the site that the property would not be at all capable of providing access to a wheelchair user. The building is accessed by steps from the pavement to the front door and both the existing upper dwellings are accessed from inside the front door by internal stairs. On that basis, despite the generous size of the internal rooms, the property is entirely unsuitable for conversion to Lifetime Home standards without major structural alterations. It is not considered that it would be reasonable to require such major structural alterations as part of this proposal for four reasons.
Firstly, the property was previously used as a single dwellinghouse. Secondly, the proposal will resolve the issue of the non-self-containment of the middle dwelling. Thirdly, the proposal will result in the removal of the upper dwelling which has no access to any private outside amenity space. Fourthly, the proposal will provide a 5 bedroom dwelling (which are in short supply in the borough. On balance the proposal is therefore considered acceptable despite its non-compliance with policy H7 and CPG's Lifetime Home guidance. The proposal is therefore recommended for approval.

Site Description
The site is located on the eastern side of South Hill Park and contains a four storey plus attic Victorian terraced house. The property has a small front garden and is set into the hill side such that the ground floor level at the front (which provides access into the property) is the basement level at the back and the rear garden is level with the floor which appears to be the first floor level when viewed from the front. However, it is understood that, to reflect Council Tax records for this property, the lowest level of the building should be referred to as the "lower ground level" and the upper floors should be referred to as "ground", "first", "second" and "third" respectively. An internal inspection confirmed that the building is sub-divided into three units: a lower ground floor flat, maisonette spread over the ground, first and part second floor and a maisonette spread over the part second and third floors which is accessed through the maisonette spread over the ground, first and part second floors. As such the middle unit is strictly speaking not self-contained but the upper most and lower units are self-contained.
Relevant History
23289 The self-containment of the existing 1st and 2nd floor maisonette. Granted 06/10/1976
35521 Change of use and works of conversion to form a self-contained basement flat. Granted 07/03/1983
8700650 Change of use and works of conversion to form a self-contained studio flat at ground floor level as shown on drawing nos. 1 and 2. Granted 01/07/1987
8905812 Change of use and works of conversion to provide a maisonette at ground and first floor level a flat at lower ground floor level and a flat at second floor level as shown on drawing no 1460.A2C. Granted 12/09/1990
Relevant policies
London Borough of Camden Replacement Unitary Development Plan Adopted June 2006 H3 Protecting existing housing H7 Lifetime homes H8 Mix of units
Camden Planning Guidance December 2006 Section 24 Lifetime homes and wheelchair housing