

DESIGN & ACCESS STATEMENT 22 SOUTH HILL PARK GARDENS



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fig 2.A
Location Plan

1 Introduction

The application seeks permission for ground floor rear extension in association with existing ground floor flat, subdivision of first floor to create two 1 bedroom flats as well as the amendment to first floor windows at 22 South Hill Park Gardens. The proposal seeks to preserve the character of South Hill Park Gardens, nullifying any impact on the high quality streetscape of the area whilst optimising the use of the property.

2 Site and Surroundings

2.01 The application site, 22 South Hill Park Gardens, comprises a large 4 storey building which forms a semi detached pair with No.20 to the south.

2.02 The house is located within the South Hill Park Gardens Conservation Area and located on the west side of South Hill Park Gardens on the southern edge of Hamstead Heath, within the borough of Camden.

2.03 The application property is registered as four self-contained flats.

2.04 The rear elevation of the property will be affected by the proposal.

2.05 There are several 20th Century, one and two storey rear extensions to several properties along South Hill Park Gardens and the surrounding area (fig 2.B, 3.A & fig 3.B).

