



FULL WIDTH EXTENSION SEE FIG. 2A

Fig 3.A
Rear view from 22 South Hill Park Gardens from third floor window. The image illustrates a variety of extensions in South Hill Park Gardens.



Fig 3.B
Rear view from 22 South Hill Park Gardens from third floor window. The image illustrates a variety of extensions in South Hill Park Gardens.





Fig 3.C
Front Elevation of South Hill Park Gardens



Fig 3.D
Rear Elevation of number 22 South Hill Park Gardens and adjacent properties

FOUR WINDOWS TO BE REPLACED WITH ONE SASH WINDOW
TO MATCH EXISTING FIRST FLOOR SASH WINDOWS



22 South Hill Park Gardens - Design and Access Statement

Existing Condition

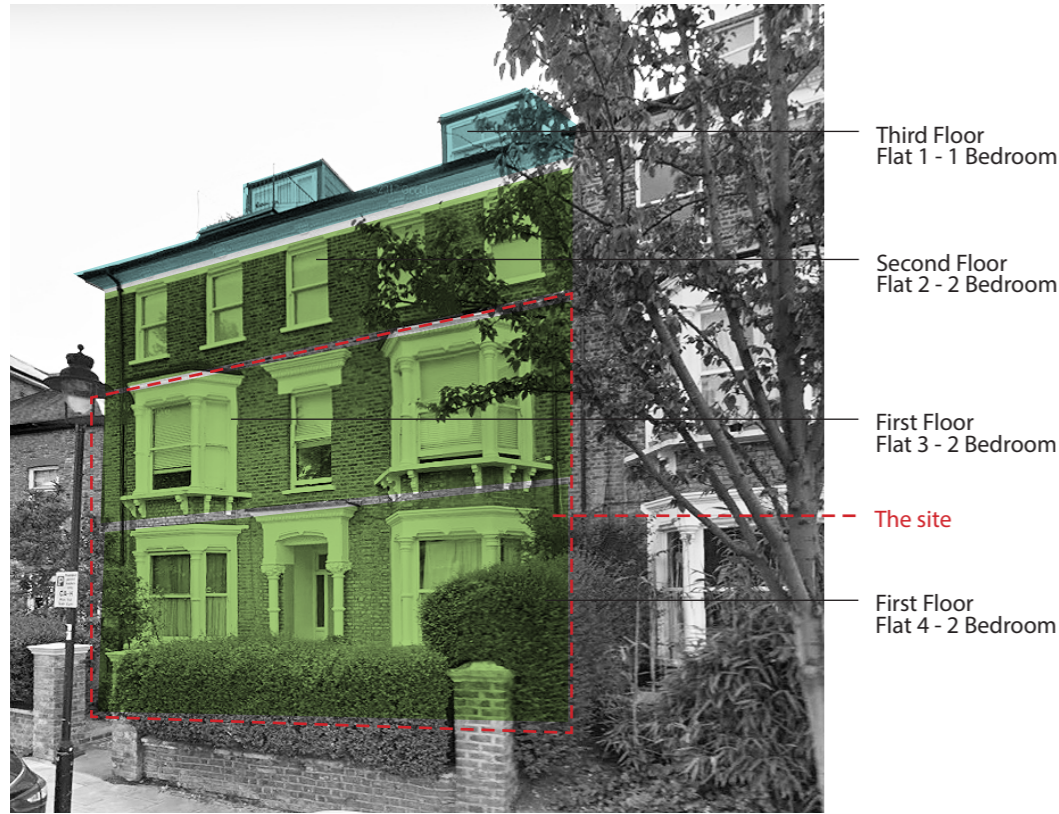


Fig 5.A EXISTING CONDITION
Front elevation of 22 South Hill Park Gardens showing division of units

Proposed Condition

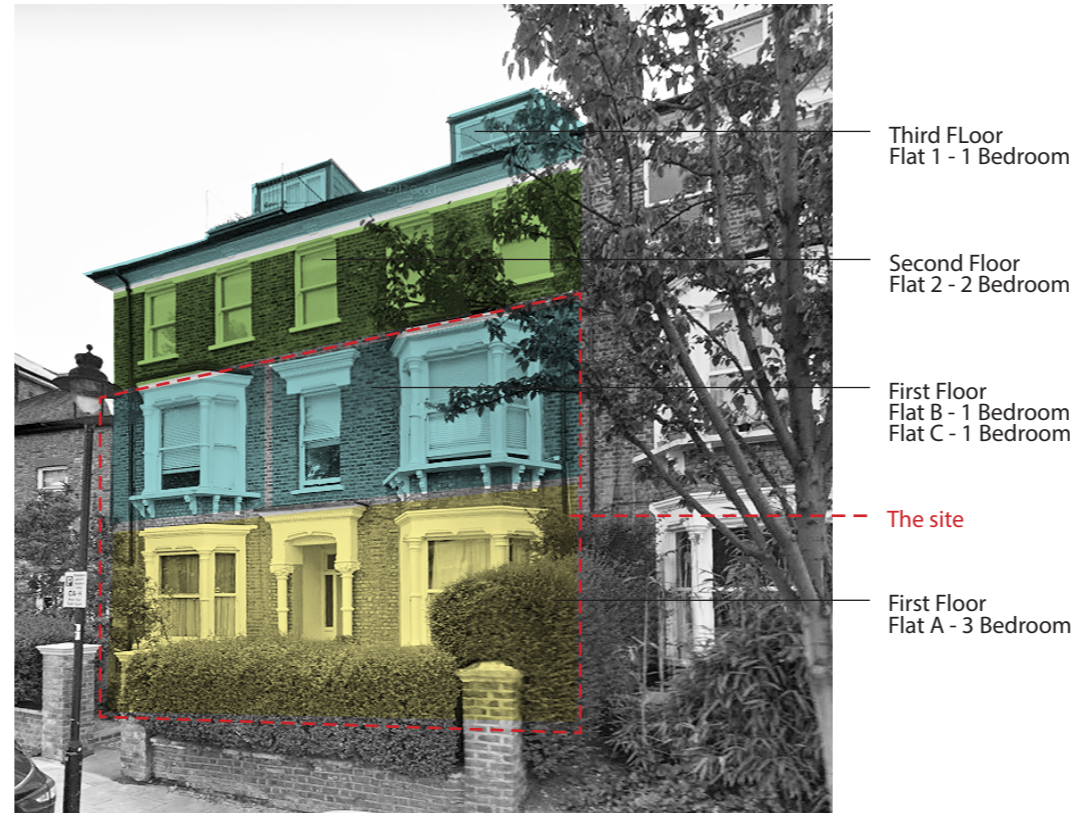


Fig 5.D PROPOSED CONDITION
Front elevation of 22 South Hill Park Gardens showing division of units

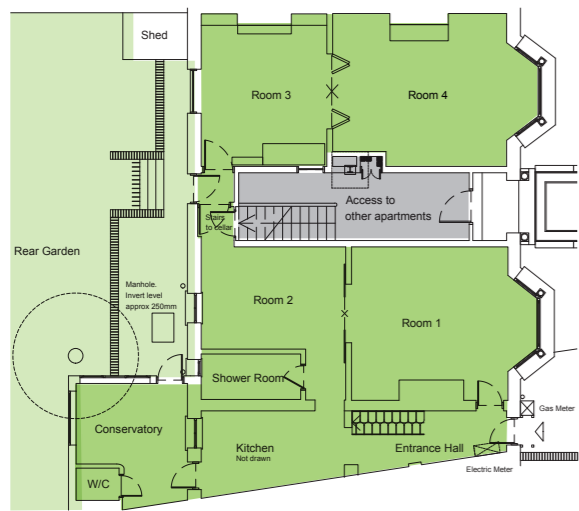


Fig 5.B EXISTING GROUND FLOOR PLAN
Showing unit types

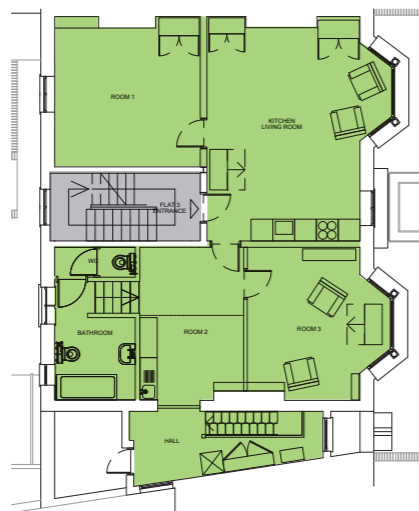


Fig 5.C EXISTING FIRST FLOOR PLAN
Showing unit types

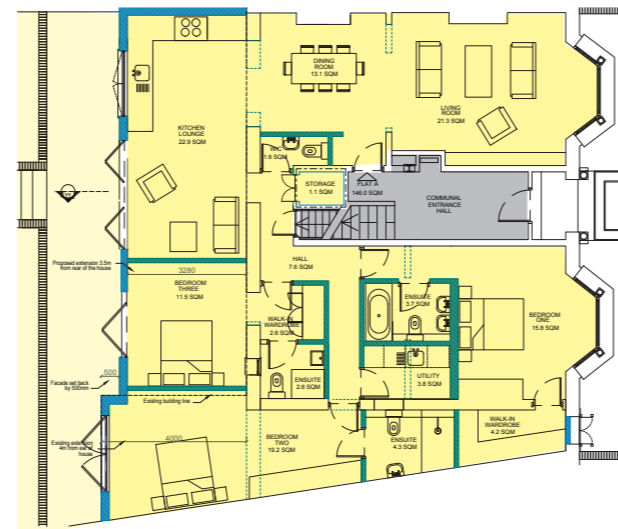


Fig 5.E PROPOSED GROUND FLOOR PLAN
Showing unit types



Fig 5.F PROPOSED FIRST FLOOR PLAN
Showing unit types

- Shared Circulation
- 1 Bedroom Flat
- 2 Bedroom Flat
- 3 Bedroom Flat

4 Use

4.01 The application seeks permission for change of use on first floor and rear extension on ground floor.

4.02 First floor flat will be divided into 2 high quality, dual aspect 1 bedroom flats with generous ceiling height, large window openings.

4.03 The flat roof to the rear will not be occupied. For maintenance it can be accessed through the rear first floor window.

5 Amount

5.01 34.5sqm additional internal floor space at ground floor level shall be formed, making the ground floor into a 3 bedroom flat.





Fig 4.A EXISTING
View of rear elevation, note four windows at first floor level, irregular openings on ground floor



Fig 4.B PROPOSED
View of rear elevation, note large windows with juliet balconies to replace four small windows on the right and one sash window on the left and line up with windows above. Sill of the central sash window on first floor raised up.

6 Scale

6.01 The proposed extension will be set back 500mm from the existing rear extension and 600mm above the existing flat roof height (fig 4.B) in order to provide a generous living spaces.

6.02 The roof of the extension will be a flat roof.

7 Appearance

8.01 Contemporary materials will be used in accordance with the planning guidance. The set back portion of the facade will be of render with glazed doors. The existing rear extension will be rebuilt to match the existing materials.

7.02 Window head details will be matched to existing in order to reinstate the original character.

7.03 New windows on the first floor will be painted timber framed double french doors with juliet balconies and centred on the existing window above. The sill of central sash window on first floor will be raised to line up with the new windows.

7.04 Glazing on the proposed patio doors will also be aligned with existing glazing above. The doors on the ground floor will be painted timber framed.

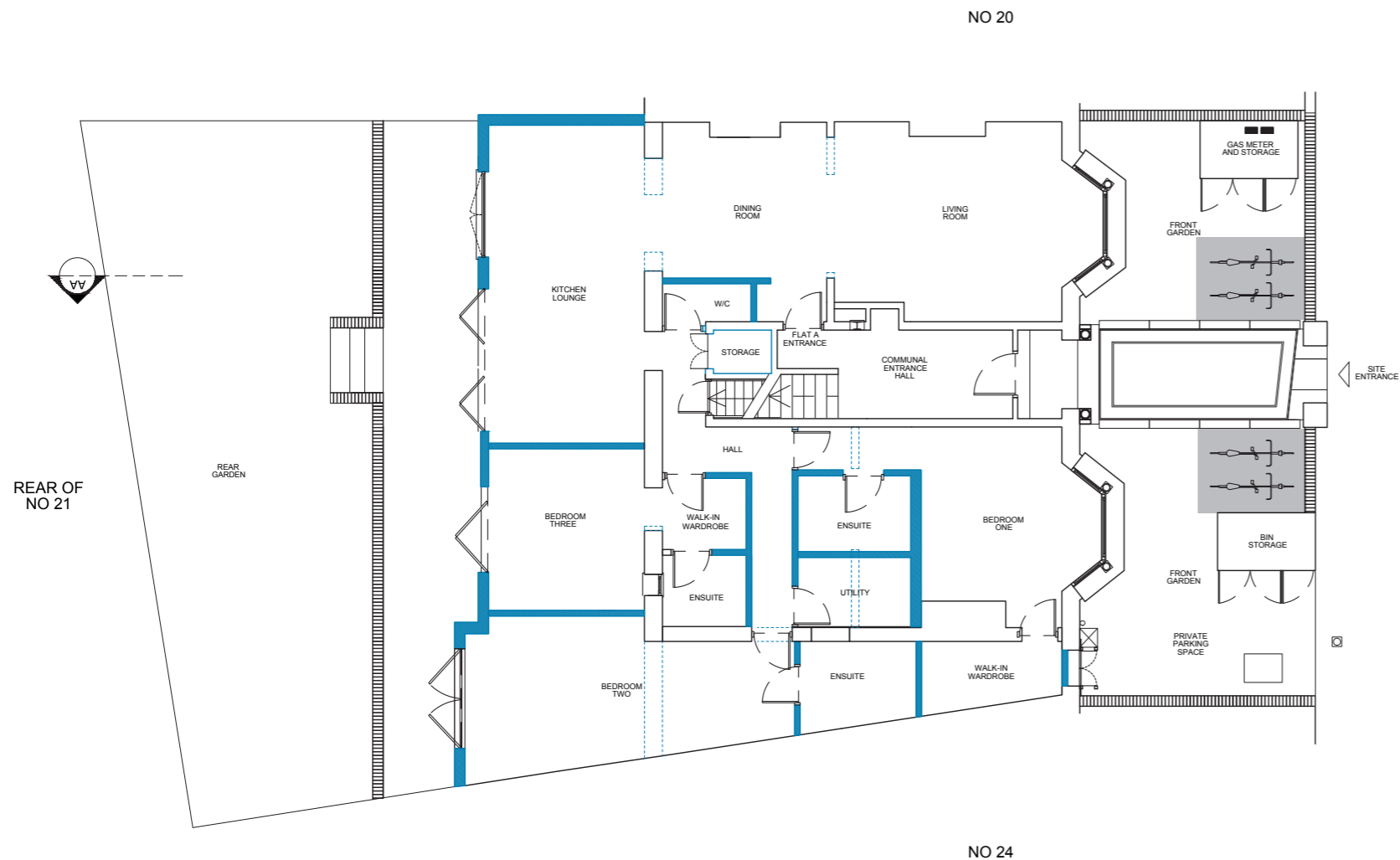


Fig 11.A PROPOSED SITE PLAN
Four cycle parking spaces (shaded in grey) are proposed at the front of the shared entrance

8 Amenity

8.01 The scale of the proposal has been designed to ensure no loss of privacy or amenity to surrounding properties.

8.02 Access to the flat roofs will only be for maintenance.

9 Environmental Impact

9.01 The design will be dependent on using natural light and ventilation. The window on the first floor will be manually operable, as will doors on the ground floor, allowing for moderation of climatic condition by the residents.

9.02 The design will be conducted in compliance with current thermal insulation and sound insulation regulations.

10 Access

10.01 The property is within PTAL 2 but despite this, is within 5 minute walking distance of Hampstead Heath Station and various bus routes. It is also a ten minute walk from Belsize Park underground station.

10.02 No change in parking provision is required.

10.04 Four cycle parking spaces are provided within the boundary of the site near the communal entrance and are clear of the routes needed for pedestrian movement.

10.04 The design has no adverse affect on the accessibility with all access in accordance with building regulations.

11 Conclusion

It has been demonstrated in this statement that the proposed extension aims to be sympathetic to the concerns raised by the Council. The proposed extension, has a relative lack of visible scale and bulk from the street, in relation to the main body and existing character of the building so as to preserve character and appearance. In addition, both set back, in terms of scale and positioning of windows, would have no adverse impact upon the amenity of the residents of the adjoining properties.

