TATE
HARMER

24 South Hill Park

for Cath Mason

Design & Access Statement

12th November 2018

0.0 Contents

1.0 Introduction

1.0 Introduction

1.1 Document summary

The purpose of this document is as a Design and Access Statement to accompany a full planning application on behalf of our client Cath Mason regarding a proposed alteration to her home at 24 South Hill Park, London. The application is in response to pre-application advice issued by Camden on 13th September 2018 with application reference number 2018/1629/PRE.

The document summarises the site context, local development precedents, existing building, proposed brief and preliminary proposed designs

The client is looking to construct a small single storey extension on the lower ground floor at the rear and reconfigure the internal space in order to open up the main family room and allow better light to enter the main living area in the house.

The proposed rear extension is a modest timber clad single storey extension with a contemporary sedum green roof which will have a very low visual impact. It has been designed to respect and harmoniously blend in with the existing building.

The site address is:
24 South Hill Park,
London,
NW3 2SB

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1.0 Introduction

1.2 Introduction to Tate Harmer LLP

Tate Harmer was founded in 2007. The practice has rapidly achieved an international reputation for sensitive, sustainable architecture, and has been published in architecture journals and national newspapers, exhibited at a number of venues including the Royal Academy.

We are currently working on a range of projects in the leisure, education and residential sectors.

Selected Works: Quakers Hall Lane

At Quakers Hall Lane we have overhauled the fabric of the existing Victorian cottage and extending the building out into the rear garden.

We have internally insulated the existing solid masonry walls and introduced a mechanical ventilation heat recovery system. A new efficient condensing gas boiler and solar thermal panels further reduce the carbon emissions of the home. A rain water harvesting tank has significantly improved the water consumption. A double height central atrium brings natural light deep into the house and provides passive ventilation.

Selected Works: Hollin House

This extension to a handsome locally listed Edwardian House in the Royal Tunbridge Wells Conservation Area includes a large open-plan kitchen and living area, a new utility area and a new master bedroom. This is combined with a general program of refurbishment and re-configuration throughout.

The sustainable credentials of the property are improved by increasing the distribution of natural light, upgrading the fabric of the building and providing a completely new heating and services strategy, with the extension acting as a modern services ‘plug-in’ for the house.

Quakers Hall Lane

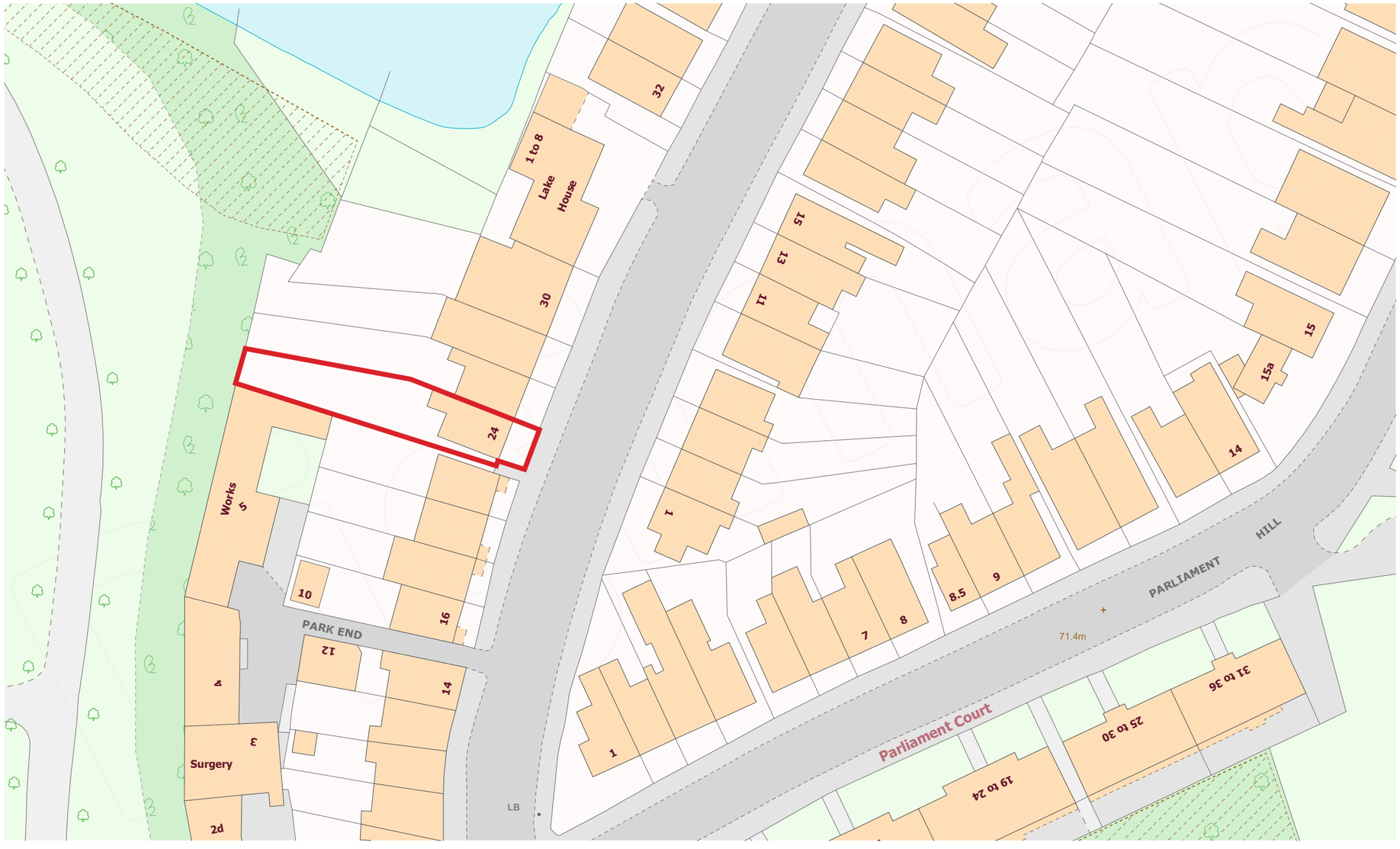
Hollin House

Hollin House

Quakers Hall Lane

1.0 Introduction

1.3 Site location



The site address is:

24 South Hill Park,

London,

NW3 2SB

Red line denotes ownership boundary

N

Scale 1:500

0 5 10 15 20 25 30 35 40 45 50 m

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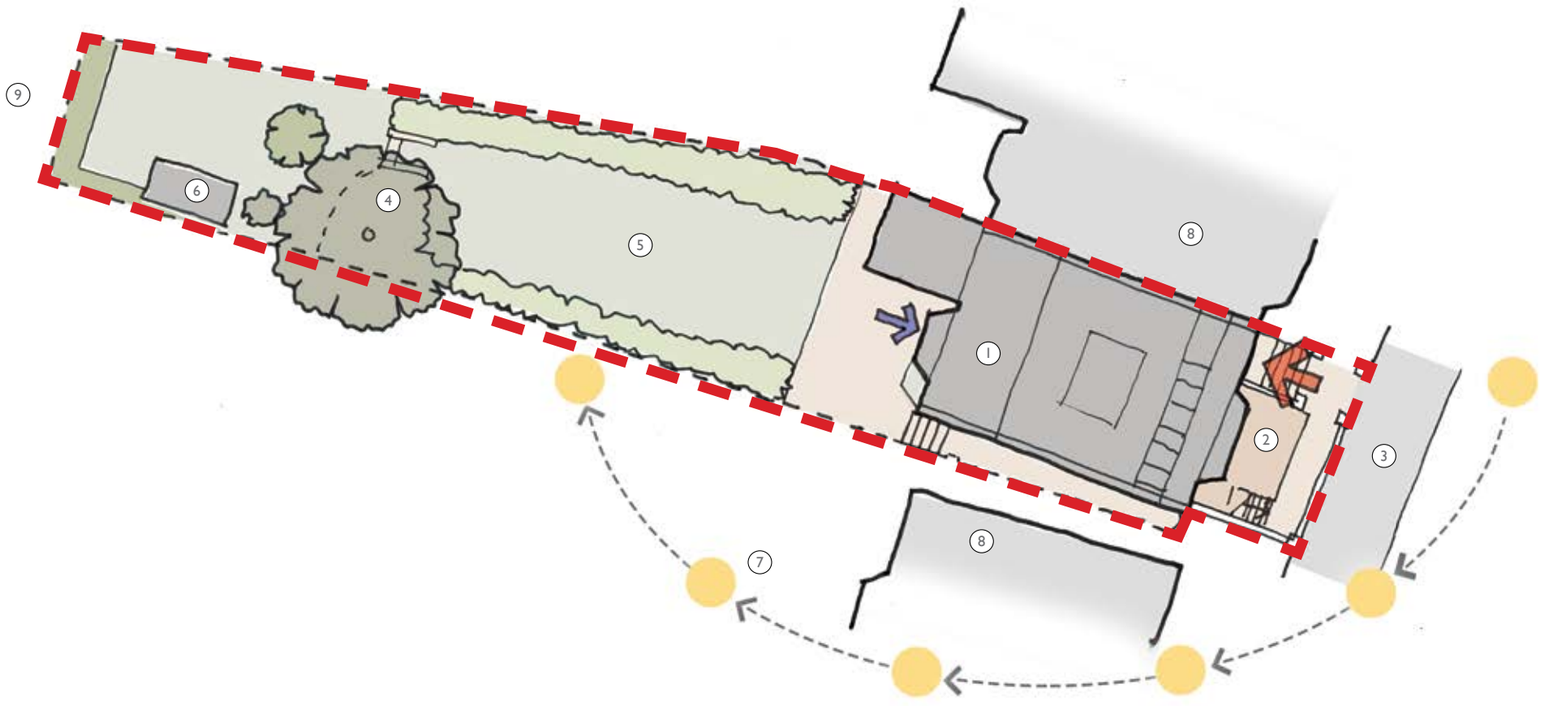
1.0 Introduction

1.4 Site analysis

The proposal is set within a 0.07 acre site, facing onto South Hill Park. The site has an established garden and is populated by a number of mature trees and planting. There is an existing extension at the rear of the building and also a bay extrusion with double doors and windows opening directly onto the back garden.

The sunpath diagram highlights that the proposed small extension at the rear of the property will benefit from the afternoon and evening sun.

The existing property has neighbours to the north and south. There are very limited views into the rear of the property from the west.



North

0 2 4 6 8 10m

Red line denotes site boundary

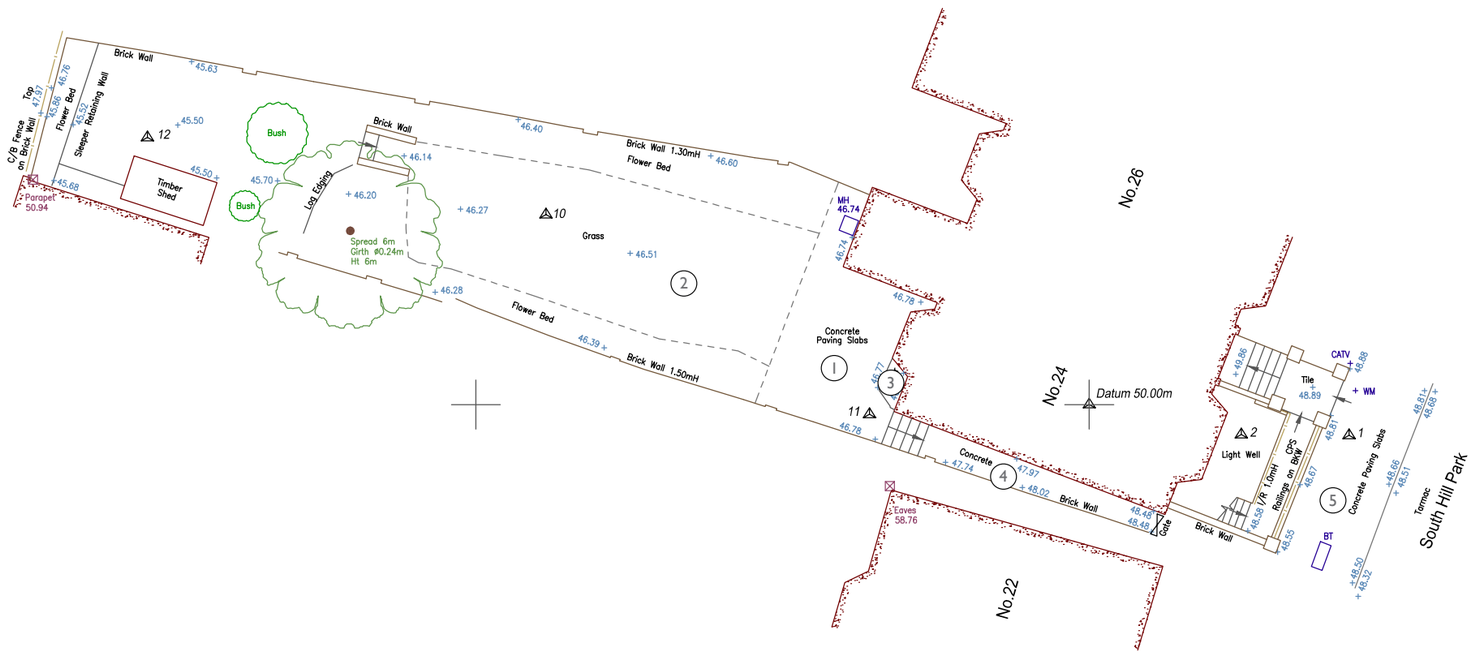
Key

1. Existing House
2. Light Well
3. Public Pavement
4. Existing trees
5. Established garden
6. Timber Shed
7. Sun path diagram
8. Neighbouring properties
9. Very limited views in from the west

1.0 Introduction

1.5 Site survey

The site slopes from the front of the building to the back of the garden. This change of level is greatest from the front public pavement (5) on South Hill Park to the rear concrete paved area (1) with a change of level of approximately 1.78m. This level change is experienced as the side concrete ramped area with steps leading to the back garden. This level change allows for the lower ground floor level to open directly onto the back garden and the front access to be on the level above, with the front door accessed up a short flight of steps.



North

0 2 4 6 8 10m

Key

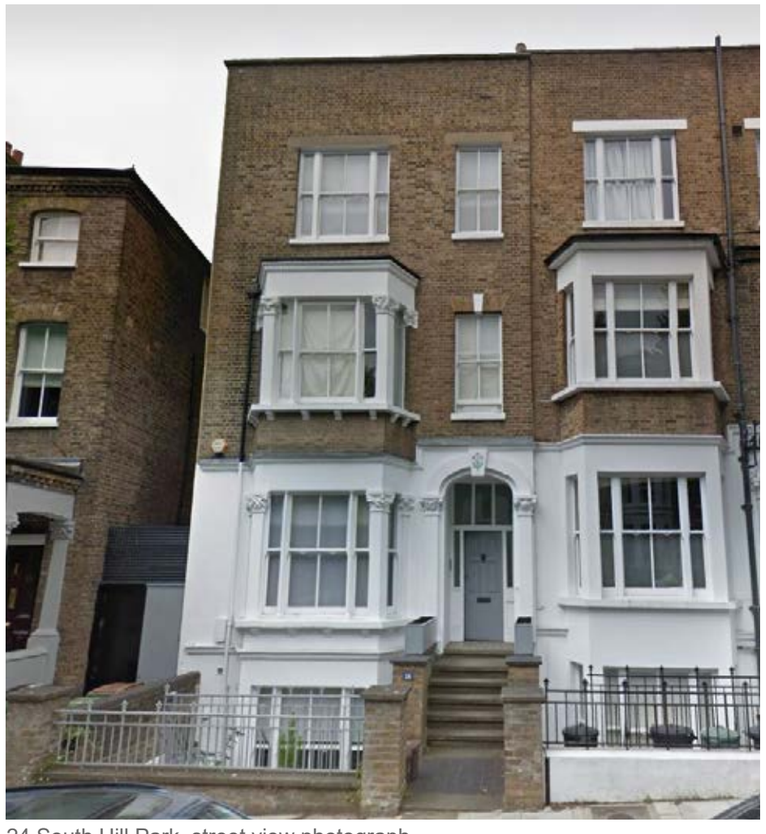
1. Existing Concrete Paving Slabs
2. Existing Grass Lawn
3. Existing Planter
4. Change in Level with steps and ramped area
5. Public Pavement

1.0 Introduction

1.6 Street View

24 South Hill Park is located in Hampstead, London in a residential location. The house is a brick four-storey end terrace family home.

South Hill Park Road aerial view photograph, red dot denotes location of 24 South Hill Park

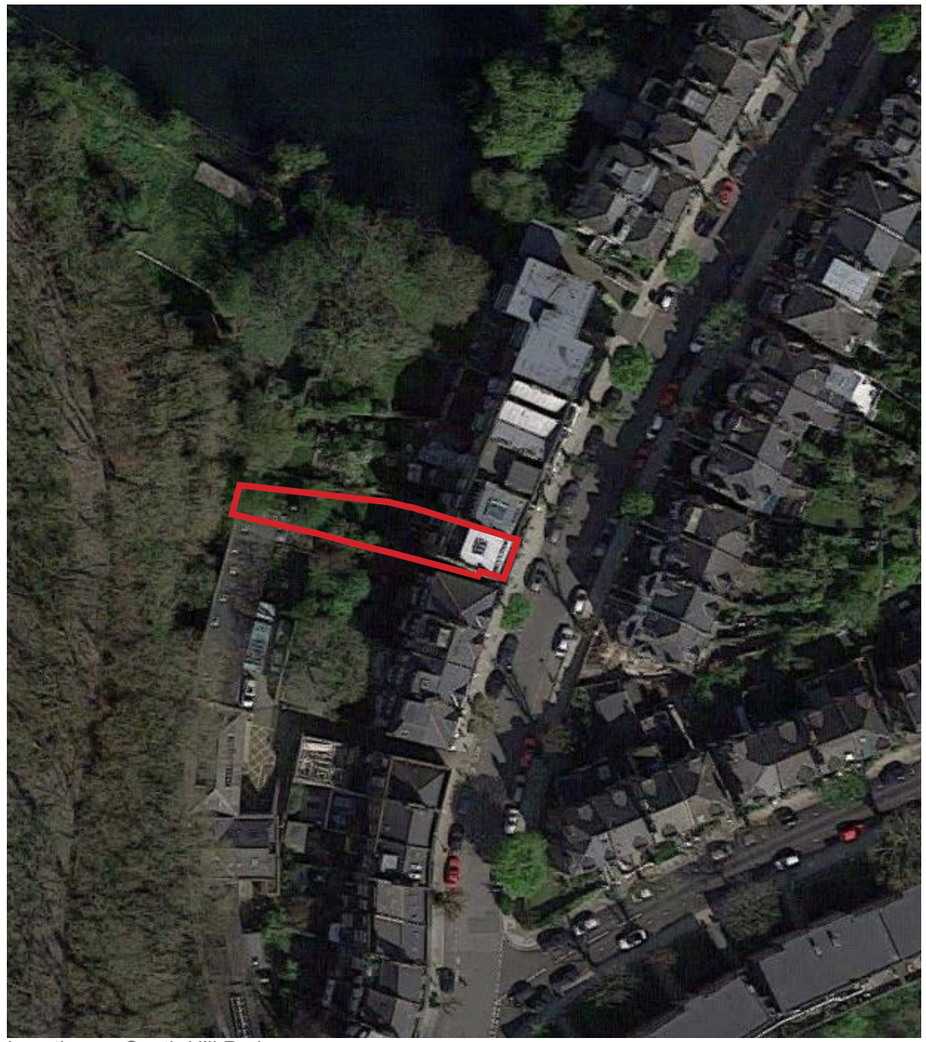


24 South Hill Park, street view photograph

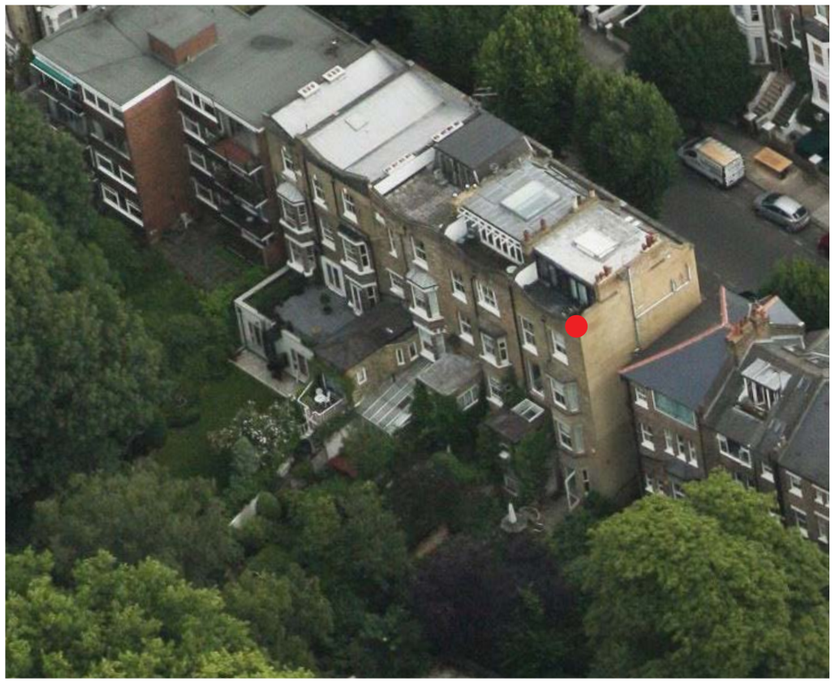
South Hill Park street view photographs

1.0 Introduction

1.7 Site aerial view and streetscape



Location on South Hill Park



Rear aerial view photograph, red dot denotes location of 24 South Hill Park

Nearby extensions on South Hill Park

Nearby extensions on South Hill Park

The surrounding streetscape of mainly terraced houses retain many original features, with a number of more modern buildings also present. As can be seen from the aerial axonometric views there are many examples of extensions and alterations at the rear of the properties in this area (as well as roof conversions).

Aerial views of 24 South Hill Park, Hampstead

Red line indicates ownership boundary

North

1.0 Introduction

1.8 Nearby Extensions

The diagram on the right indicates the number of similar or larger rear extensions within the surrounding conservation area.

Nearby rear extensions

1.0 Introduction

1.9 Site photographs

Rear view of 24 South Hill Park building from the rear.

24 South Hill Park rear garden

24 South Hill Park rear existing french doors

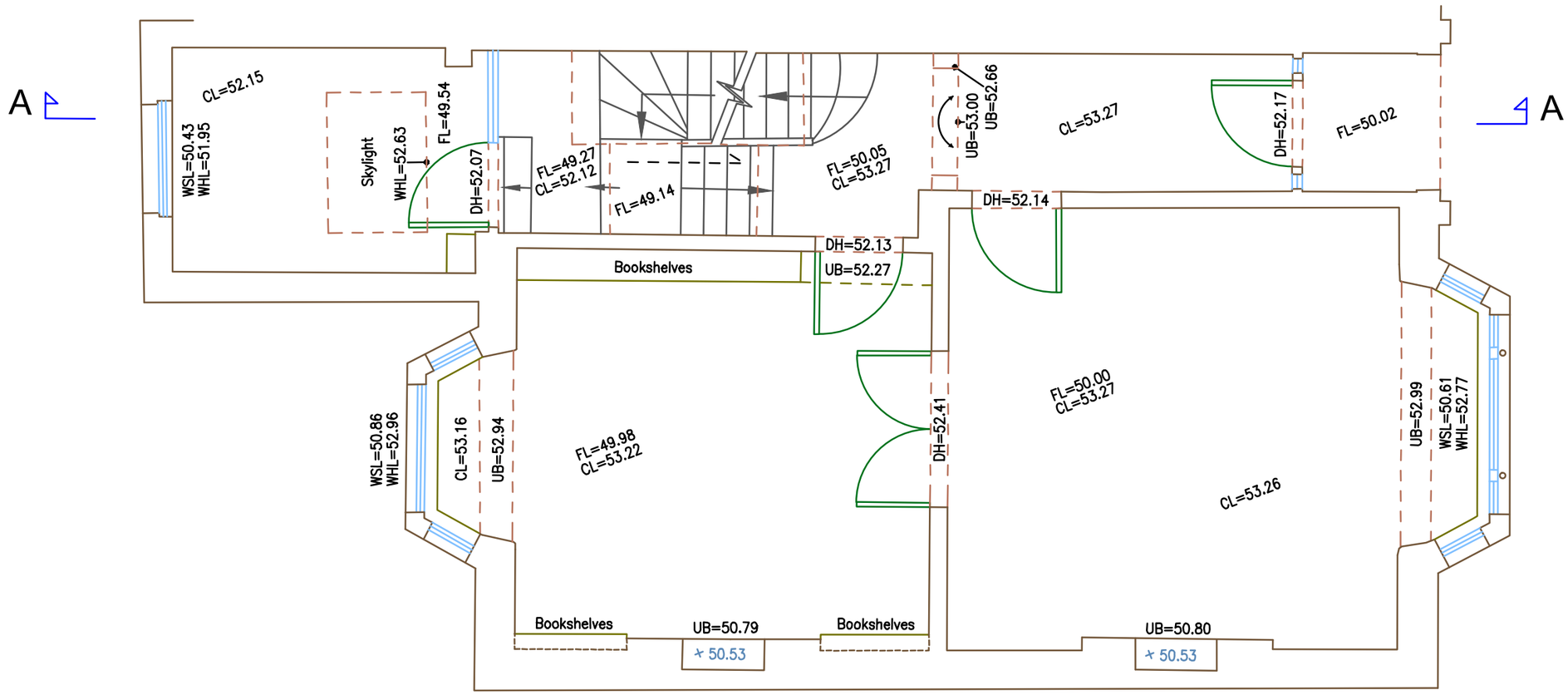
24 South Hill Park side entrance

The rear of 24 South Hill Park opens directly onto the clients private garden at lower ground floor level with double glazed doors and windows in the existing bay. There is also an existing two storey flat roof extension accommodating a utility room and study space on the upper level.

The existing rear bay appears to have been substantially re-built and has been altered sufficiently to retain little historic character.

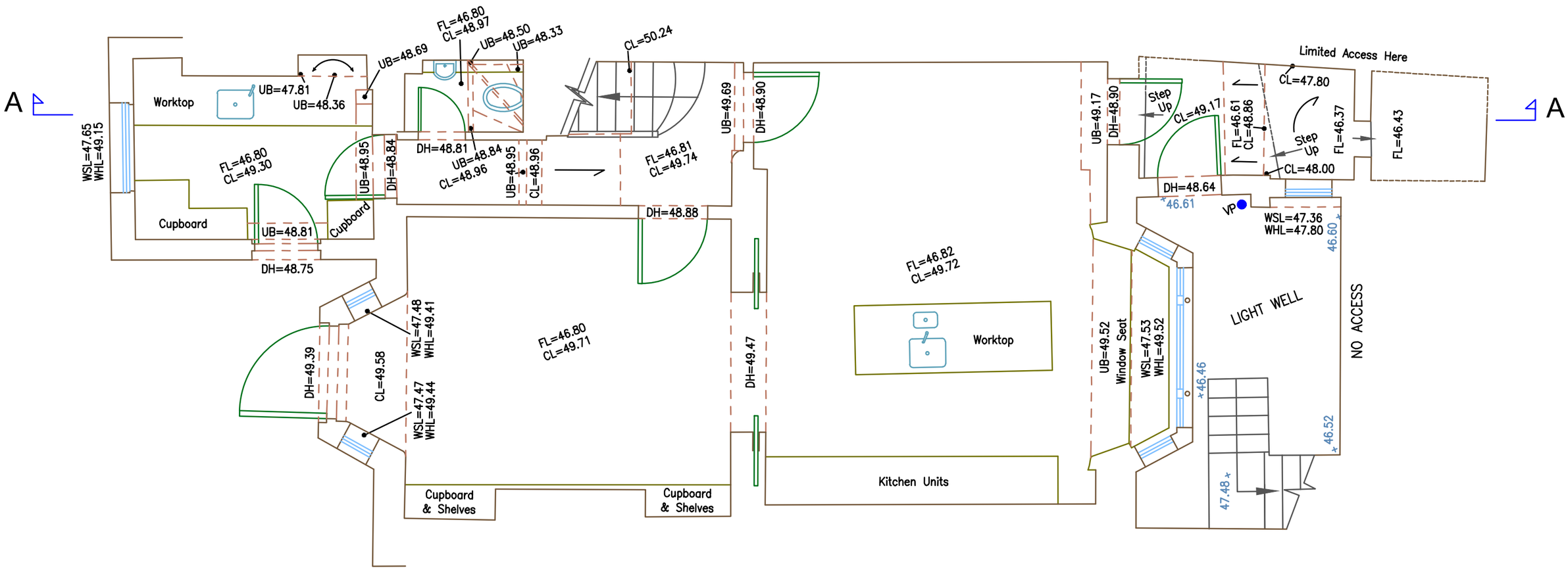
1.0 Introduction

1.10 Existing upper ground floor plan



1.0 Introduction

1.11 Existing Lower Ground Floor Plan



0 5m North

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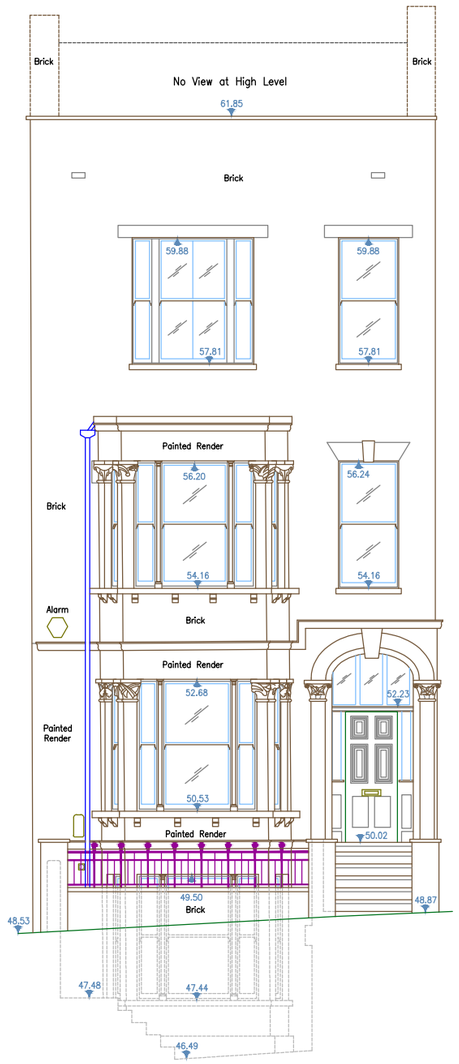
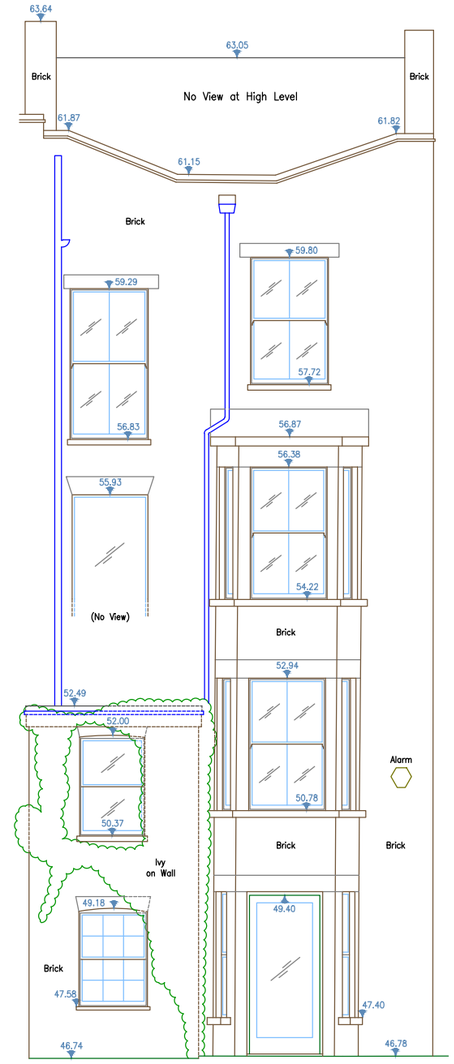
1.0 Introduction

1.12 Existing Front and Rear Elevations



Existing frvtont elevation

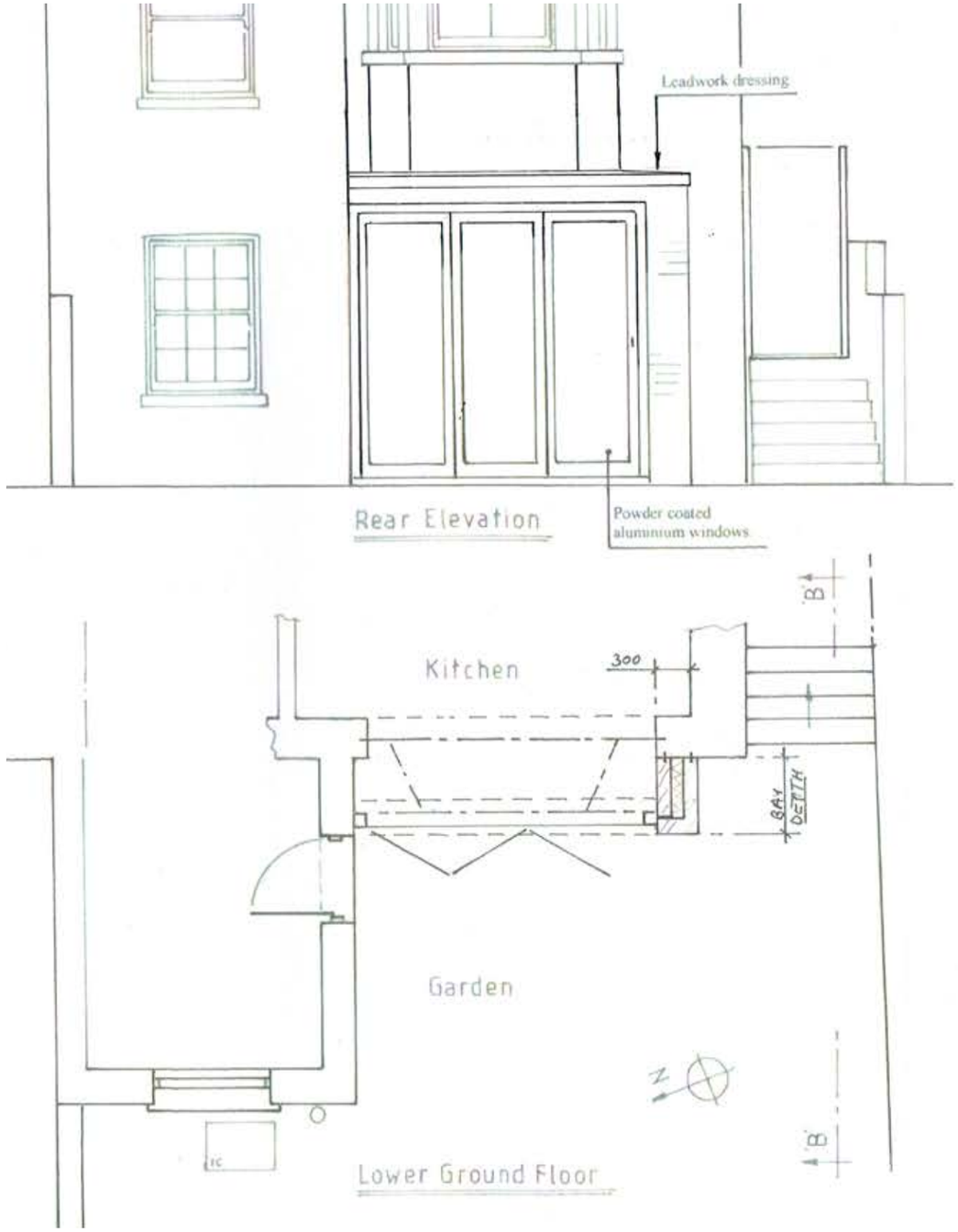
1:100 @ A3

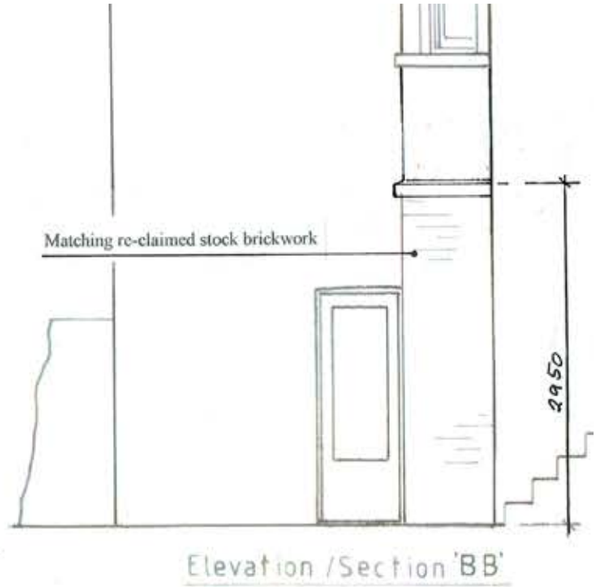


Existing rear elevation

1:100 @ A3

0 5m





1.0 Introduction

1.13 Existing planning context

Planning permission was refused on 4 August 2017 (Ref 2017.3341.P). The reason for refusal was:

'The proposed loss of the bay window and replacement extension, by reason of its form and materials, would fail to respect the relationship between the host building and the neighbouring terrace buildings, disrupting the architectural integrity and rhythm of this part of the terrace, and would be harmful to the character and appearance of the South Hill Park Estate Conservation Area, contrary to policies D1 (Design) and D2 (Heritage) of the London Borough of Camden Local Plan 2017'.

The proposed drawings for this refused application are shown on the left.

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1.0 Introduction

1.14 Pre-Application Advice

THA submitted an initial design document for pre-application advice in April this year (fig.1). We received some initial feedback in June, confirming the in principle acceptance of the loss of the lower ground floor bay window. The planning officer did however give the following feedback:

> "While I understand the reasons for the proposed design and materials, my initial impression of the proposed extension is that it doesn't relate well to the host building which I feel would benefit from a lighter, more highly glazed structure. This would also need to be a little less deep and wide so as to appear as a subordinate addition to the main building and outrigger."

As a result we produced some revised design images for a site meeting with the planning officer, showing a reduced extension with timber cladding and a flat roof (fig. 2). This was then submitted as an amended pre-application document and received positive pre-application feedback, with advice dated 13.09.18:

> "It is considered that the modern design, with its smaller footprint and set-back position both at the rear and the side represents a much improved proposal, it being suitably subordinate and secondary to the main building in terms of scale and situation. The contemporary design complements the main building by way of contrast, the modern design situated comfortably alongside the traditional character and appearance of the host building, and in harmony with the original form and character of the house and the historic pattern of the rear terrace itself"

The pre-application advice suggested one change in particular - incorporating a sedum, green or brown roof. The design we are submitting is very close in design to the pre-application and incorporates an extensive green sedum roof as suggested.

1. Originial Pre-Application Design

2. Revised Pre-Application Design

3. Current Design

2.0 Design

2.0 Design

2.1 Design Summary

Queensbridge Road by Tate Harmer

Queensbridge Road by Tate Harmer

Wendell Road by Tate Harmer

Our clients would like to develop a small high quality extension to extend the living space of a family dwelling on the site in line with other dwellings on South Hill Park.

The proposal has been designed to minimise the visual impact to the existing rear building facade: it replaces the existing double doors and windows in the bay rear extrusion and slightly extends the living area to its west. The interior space is also reconfigured to allow a much more open, light and generous living space within.

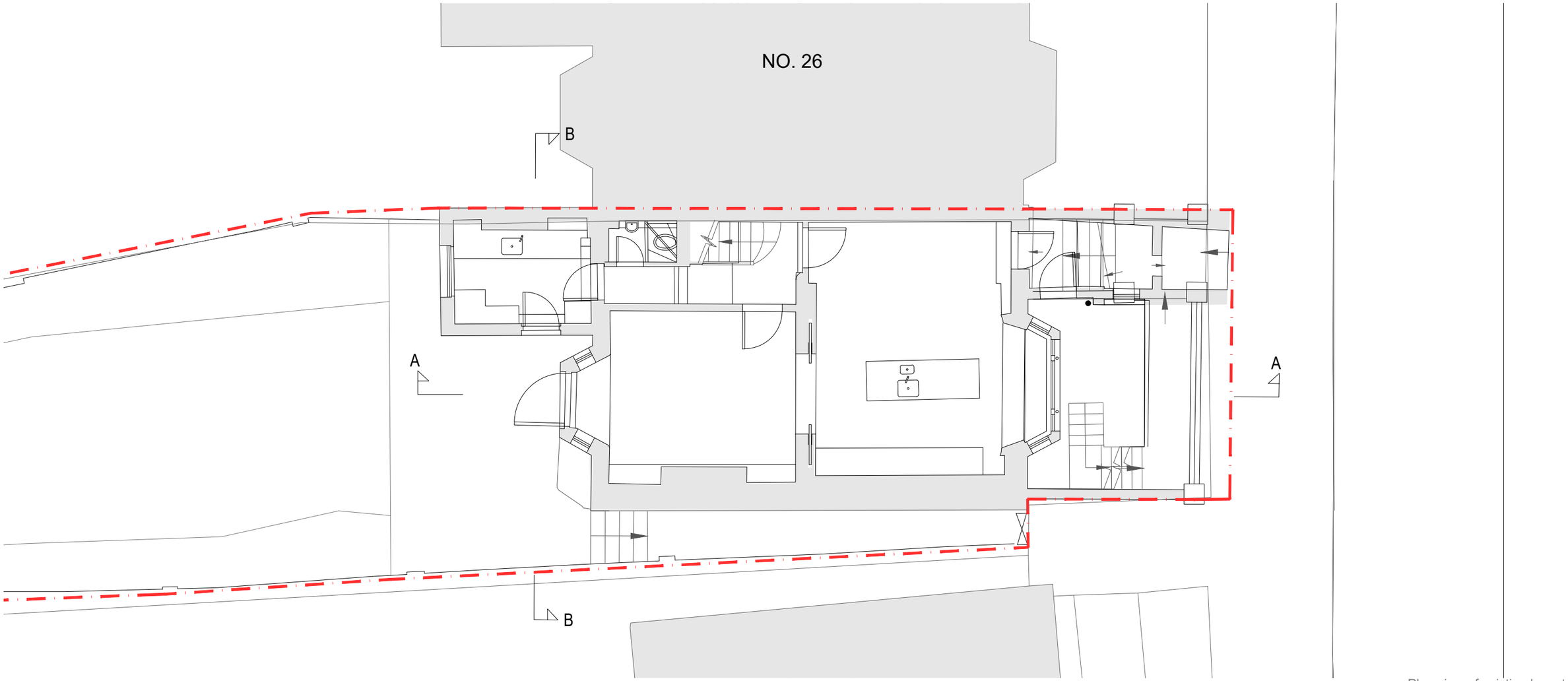
In terms of building style, the proposed rear extension is a modest timber clad single storey extension with a sedum green roof which will have a very low visual impact. It will have new sliding doors opening onto the garden.

The access is as existing and the new extension has been designed to respect and harmoniously blend in with the existing building and surrounding area.

This will add an additional 4.65 m^2 of internal space.

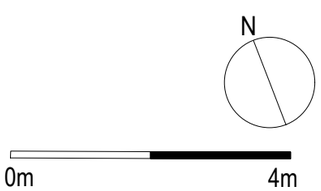
2.0 Design

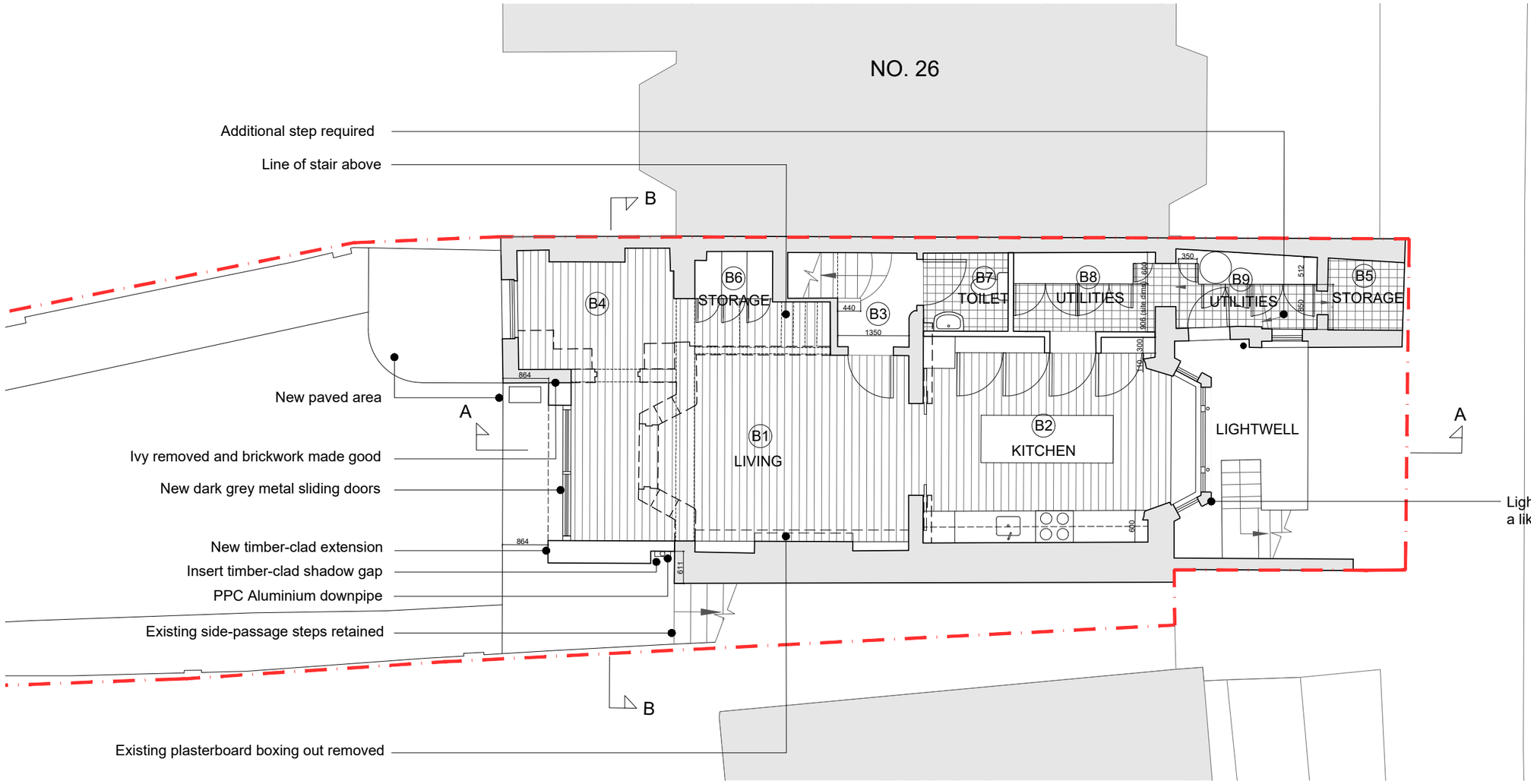
2.2 Existing lower ground floor plan



Plan view of existing layout

1:100 @ A3



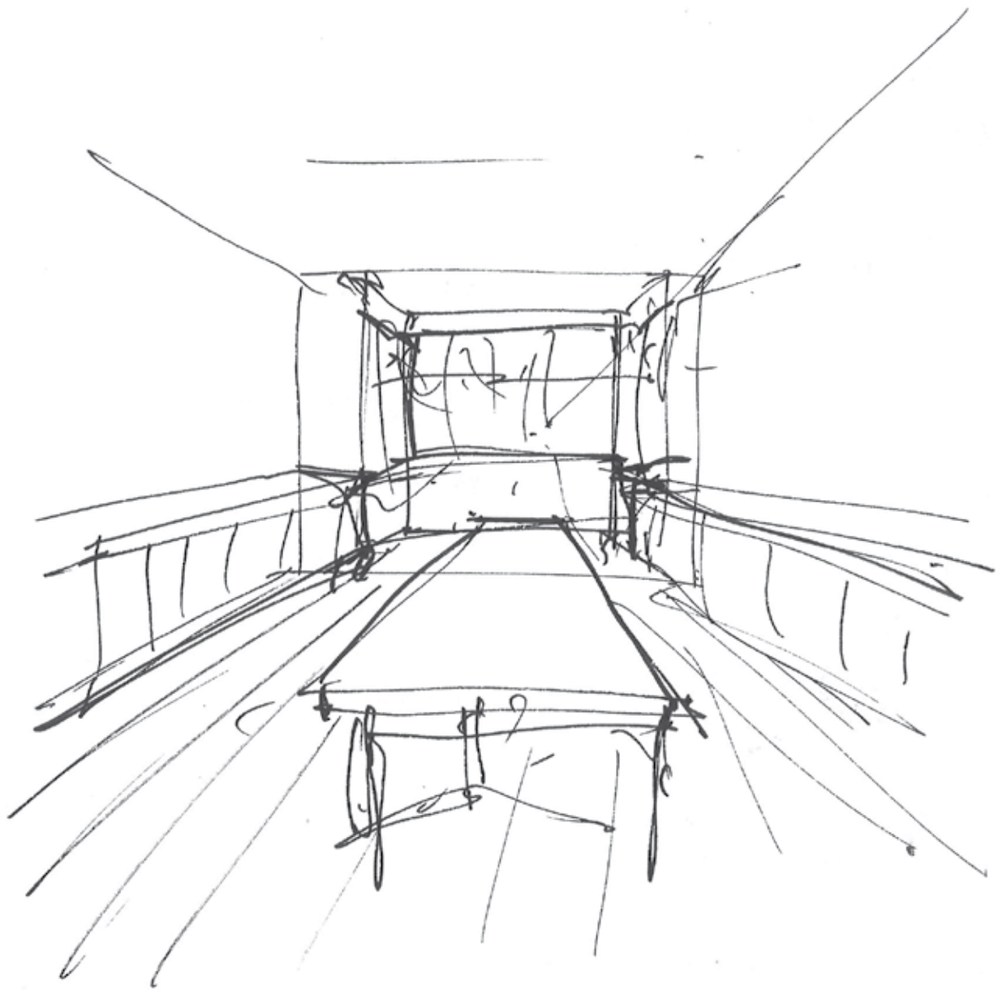


Plan view of proposed layout

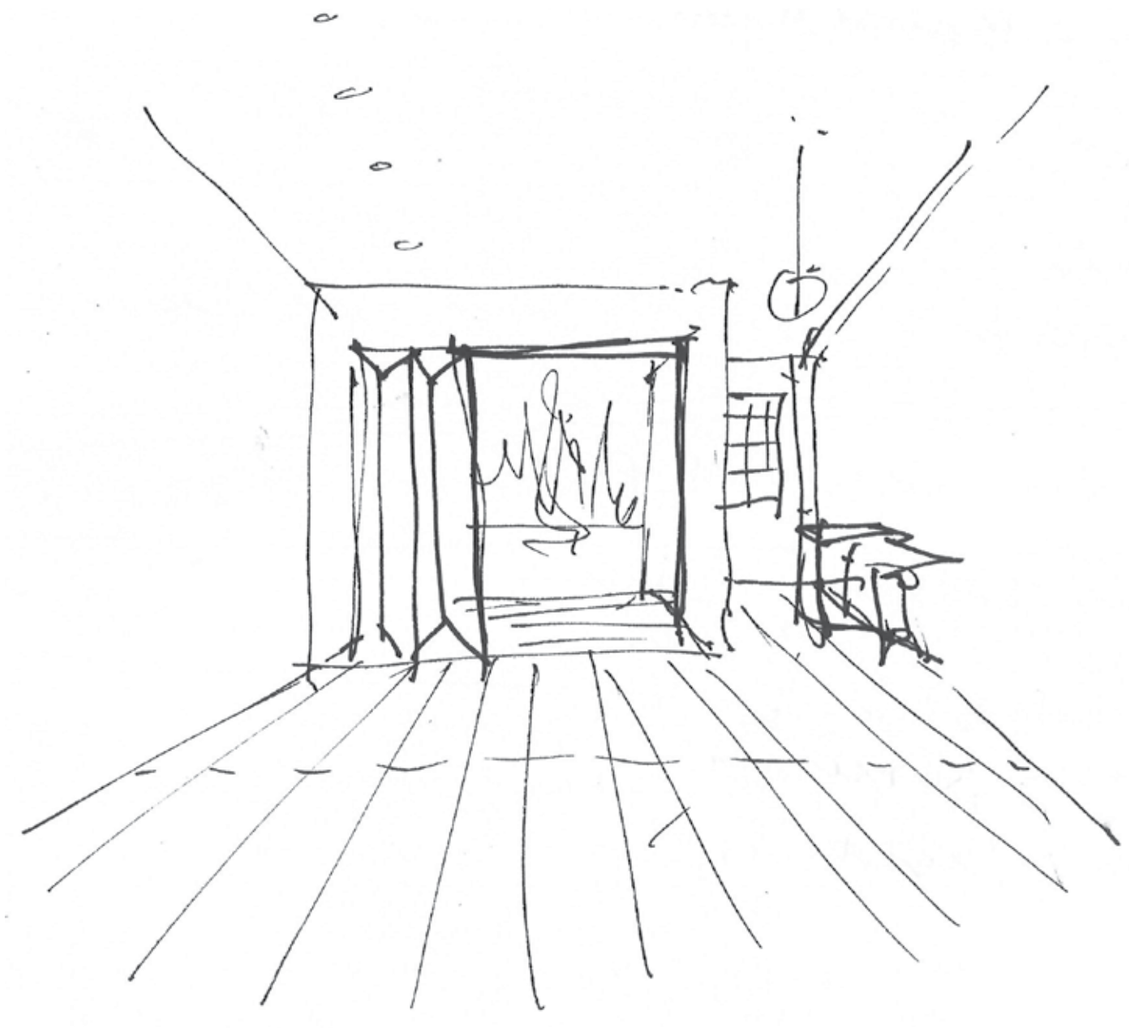
1:100 @ A3

2.0 Design

2.4 Initial Ideas



View looking towards the front at the new kitchen

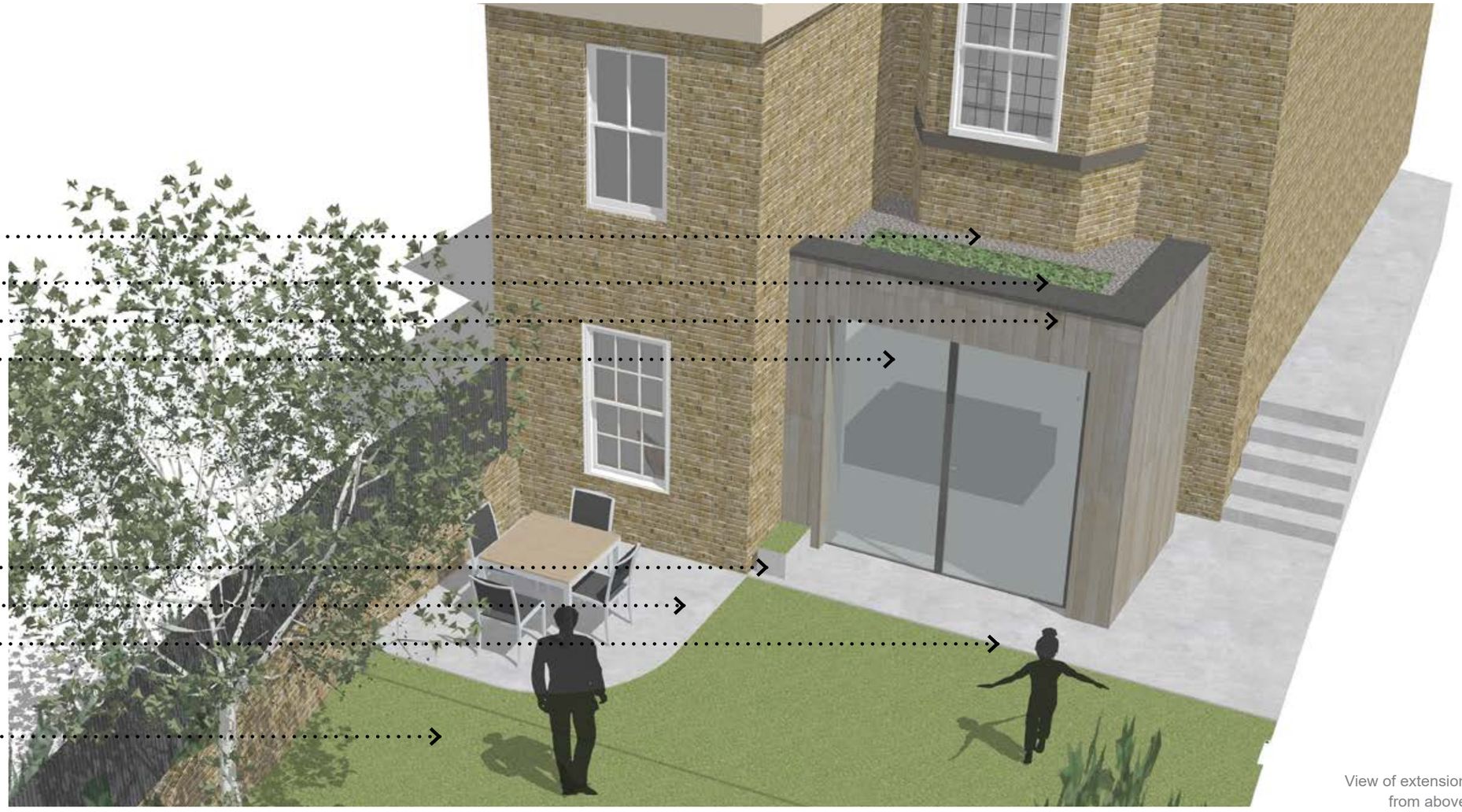


View looking towards the rear garden in the new open plan living space

View of interior looking towards rear garden

2.0 Design

2.6 Proposed External View



View of extension
from above

Materiality precedents

View of extension from garden

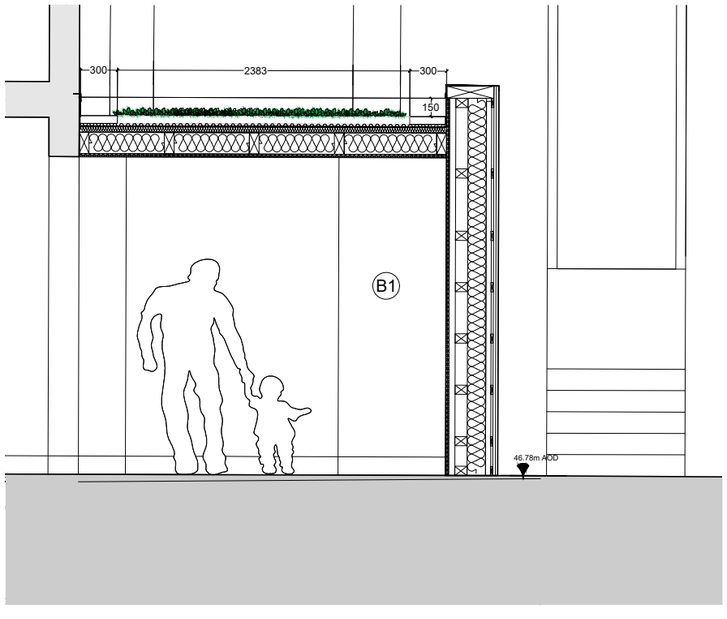
2.0 Design

2.7 Extension Bay Design

The bay extension is an improvement on existing. It meets approved U-values set out in Document L1B as follows:

Elements	Maximum U-values for new fabric	
Walls	0.21	W/m².K
Floors	0.18	W/m².K
Roofs	0.15	W/m².K

The sustainable strategy also includes sustainably sourced and FSC certified timber cladding, as well as the inclusion of a green roof.



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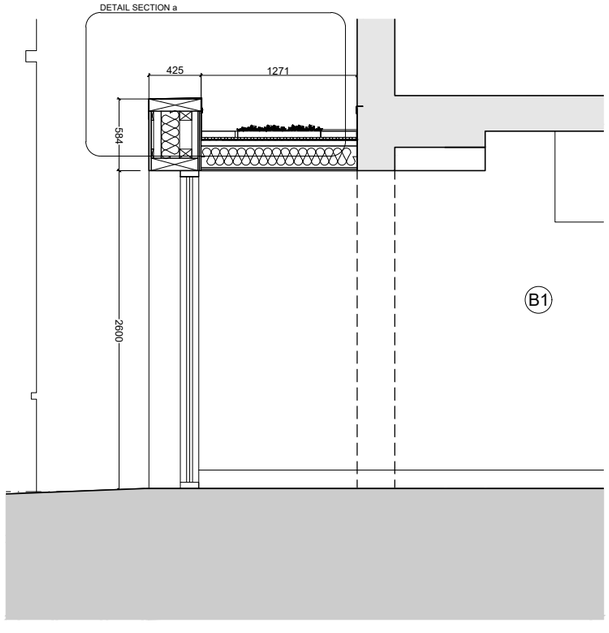
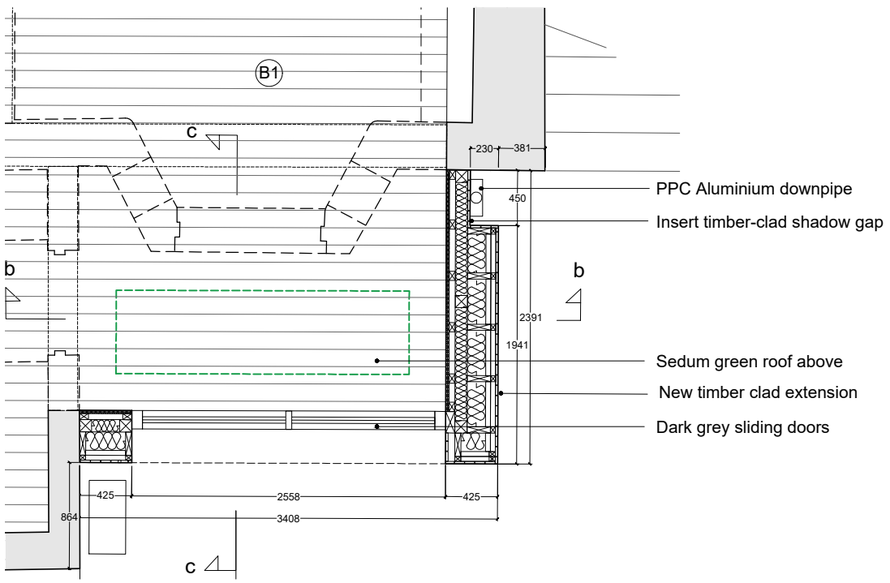


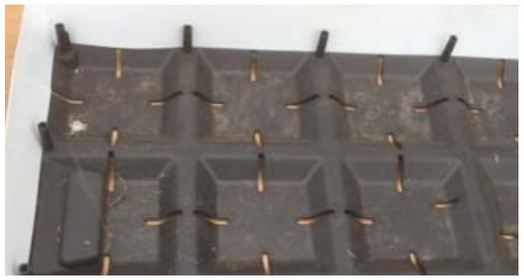
Section c-c
1:100 @ A3



Plan view of bay extension
1:100 @ A3

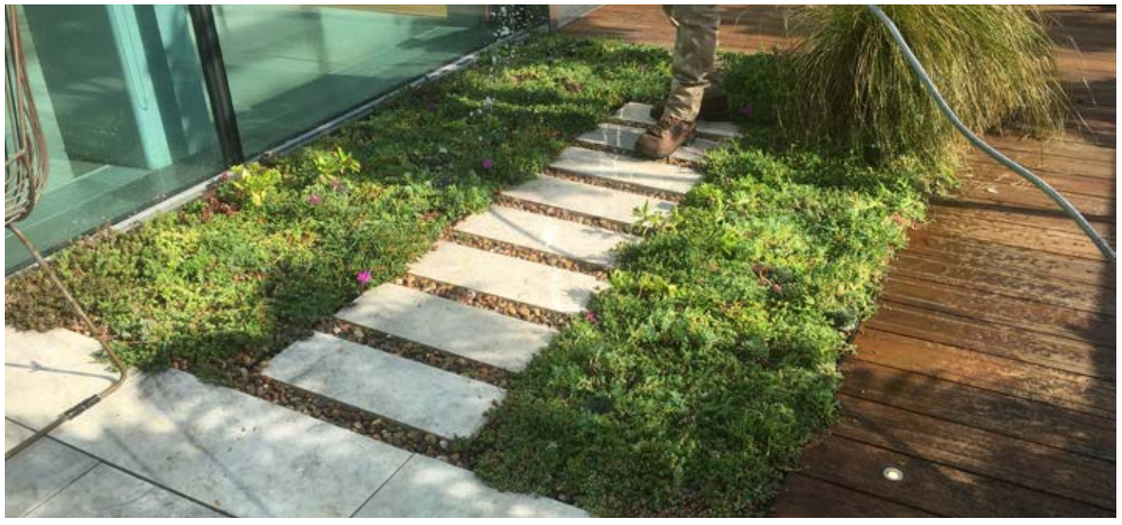
2.0 Design

2.8 Green Roof

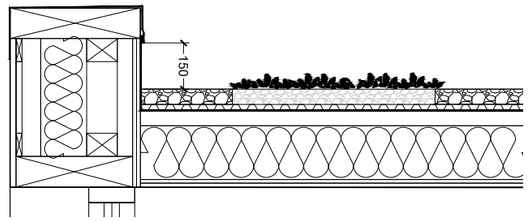


Blackdown sedum modular green roof system

Sedum species



Sedum species



Green Roof Detail Section

1:20 @ A3

The design acknowledges the important role of sedum green roof can play in achieving a sustainable development. The extension allows 1.5 m^2 area by incorporating a modular sedum roof system.

The system consists of fully developed sedums in a specially formulated granular, light weight, growing medium within a unique recycled polypropylene hybrid tray. The Blackdown Nature Mat Modular System creates a seamless green roof which, unlike other tray systems, allows the natural movement of water, nutrients and beneficial organisms between each tray and across the entire planted area.

Sedum species, randomly sown, are as follows:

Sedum album f. ‘murale’, Sedum acre, Sedum sexangulare, Sedum spurium ‘Fuldaglut’, Sedum floriferum, Sedum kamtschaticum, Sedum hybridum ‘Immergrunchen’, Sedum reflexum (S.rupestre), sedum Wystephonis Gold, sedum stefco, S. spurium ‘Summer Glory’, Sedum delasperma

Maintenance:

By their nature, extensive type green roofs are low maintenance. Once established they will not require irrigation and will continue to develop to create a self-sustaining plant community on the roof that will also provide habitat for invertebrate and bird species. Certain procedures are recommended, particularly in the first year, to ensure the long-term success of the plants.

3.0 Appendix

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Unit G1 B2, Stamford Works
3 Gillett Street
London, N16 8JH