

## Design and Access Note

The Magdala  
2a South Hill Park  
London NW3 2SB

for Mulberry One Capital Limited



## **1.0 Proposal**

The proposal is to carry out internal alterations and refurbishment to the basement, ground and first floors. The works do not involve any external alterations.

The work includes ;

The refitting of the kitchen in the basement, utilising the existing approved extraction system (2016/1398/P), dedicated staff staircase to assist in the serving of food, a fully accessible WC on the ground floor, the formation of a new function room at the back of the ground floor, creation of a two bed residential unit.

The reorganisation and re-utilisation of space at the basement and ground levels will provide a flexible and accessible set of rooms that can be used in conjunction with the main pub floor. The freeing up of the first floor will enable it to be converted into a two bedroom, self contained flat, accessed via the existing residential entrance at the rear of the property, the sale of which will refinance the redevelopment of the pub.

## **2.0 Site Description**

The site is within the South Hill Park Estate Conservation Area, on the south west side of South Hill Park, on the corner between South End Road and Parliament Hill, opposite the World Peace Garden and Hampstead Heath Overground station.

There is a mix of uses in the locality that includes offices, flats, surgeries, houses and shops. Public spaces are easily accessed and the building is well connected to transport links with immediate proximity to Hampstead Heath overground station and the bus terminal in South End Green. There are no sustainability issues and all the building materials and construction will promote usage of sustainable and environmentally efficient materials and construction processes.

## **3.0 Relevant Planning History**

See accompanying planning statement.

## **5.0 Sustainability**

No external changes, or major building works, are proposed that would result in any sustainability issues. All building materials and construction processes will be specified to be sustainable and environmentally efficient.

## **6.0 Secured by Design**

The proposed development will be specified to meet the criteria of Secured by Design Homes 2010 guide and will be discussed further with crime prevention officer during the construction stage.

## **7.0 Waste Management**

The proposal includes the use of the existing bin storage, including one 1100 lt. Euro bin for refuse, Three recycling boxes and 3 food boxes. See proposed drawings.

## **8.0 Building Regs Part M**

The proposed apartment complies with Building Regulations Part M.

## 9.0 Access

The modest size of the development means there should be no undue burden placed on public services or local infrastructure. The proposed development is accessed directly from South Hill Park Road, with easy access to the local infrastructure.

### A. Pedestrian

Private access to the new residential unit will be through the existing residential core at the rear of property.

### B. Vehicular Access

Due to proximity of sustainable transport links, the site is car free.

### C. Bicycle Storage

A covered cycle store will be provided at ground level, outside the pedestrian entrance. Up to 11 spaces are available. See proposed ground floor plan.

### D. Inclusive Access

The proposed works will be designed to meet all the current building regulations.

### E. Public Transport

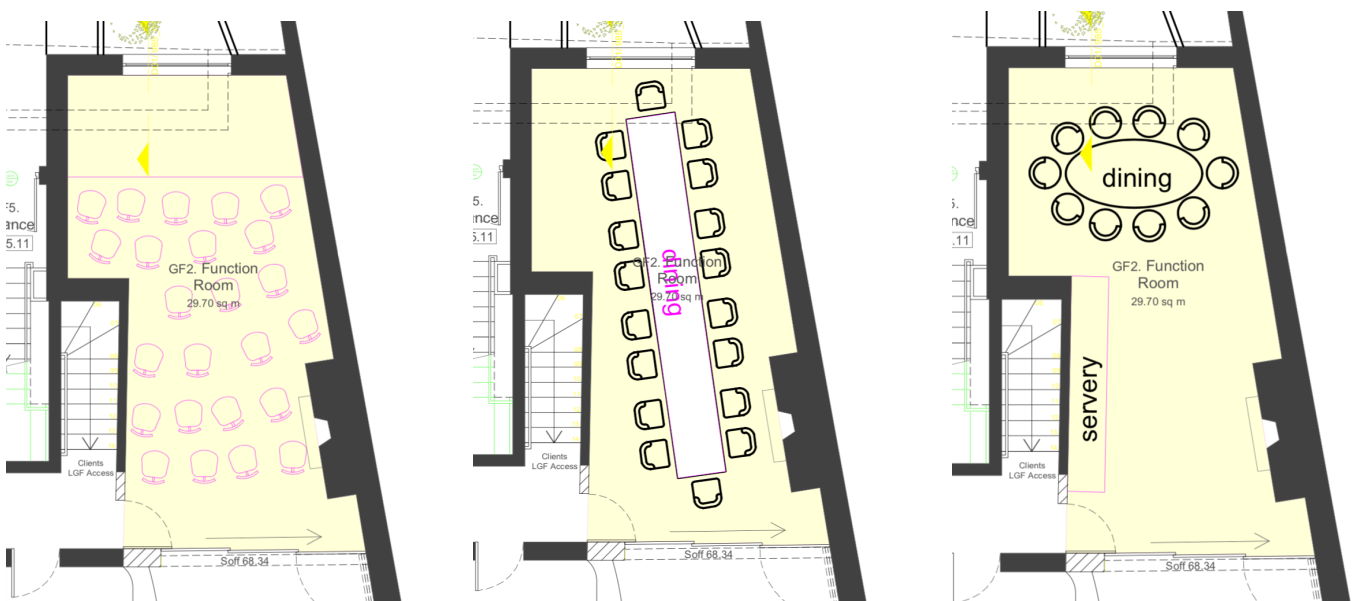
The site falls within the light green zone of the PTAL map indicating a level of 4 (good). The site is on South Hill Park Road, between Hampstead and Belsize Park stations on the Northern Line. Belsize Park, the closer station of the two, is approximately 7min walk away from the site. Hampstead Heath overground station is at the doorstep of the property.

There are several buses running from South End Green, such as C11, 46, 168 and 24.

## 10. Public Consultation

The client and design team have engaged with a number of interested local residents. The discussions have been ongoing since December 2017. The dialogue has been constructive and positive.

The designs, particularly of the new function room, have been developed to reflect the variety of suggested uses.



3 no. Proposed function room uses