



Unit 1 Primrose Mews
Sharpleshall Street
London NW1 8YW

mitzmanarchitects.com
mail@mitzmanarchitects.com
020 7722 8525



Design & Access Statement

Project - 118 South Hill Park, London, NW3 2SN
Document Reference - 299-DAS-PL-00
Date - Friday 24th May 2019

1.0 Introduction

This statement, and associated submission documents, have been prepared by Mitzman Architects LLP to accompany the application for alterations to the rear elevation of 118 South Hill Park, London, NW3 2SN.

This report should be read in conjunction with the following plans;

299-DWG-000 [OS Map]
299-DWG-001-XX [Existing Site Plan]
299-DWG-002-XX [Existing Lower & Ground Floor]
299-DWG-003-XX [Existing First & Second Floor]
299-DWG-004 [Existing Third Floor & Roof Plan]
299-DWG-010 [Existing North & South Elevations]
299-DWG-010 [Existing Elevation 3 East]
299-DWG-020 [Existing Sections]

299-DWG-101-XX [Proposed Lower & Ground Floor]
299-DWG-102-XX [Proposed First & Second Floor]
299-DWG-103-XX [Proposed Third Floor & Roof Plan]
299-DWG-110 [Proposed North & South Elevations]
299-DWG-111 [Proposed Elevation 3 East]
299-DWG-120 [Proposed Sections]

2.0 Site

No.118 South Hill Park is currently a large residential semi-detached villa. Unlike many properties in the area, which have been subdivided into flats, the property has been retained as a single dwelling.

The application site sits within South Hill Park Conservation Area. It is situated on the boundary of Sub Area 1. The existing building is not listed however it is mentioned as making a positive contribution to the special character and appearance of South Hill Park Conservation area.

The area was originally laid out as semi-detached houses set within private gardens and are positioned to follow the curve of the street. Due to the radii of the street, there are several deep spaces between properties many of which have been infilled with 2 storey extensions.

The property is Victorian and is built of London stock brick with a low pitched roof with a rear dormer. The rear garden faces the heath. The property was built between 1871 and 1891, exact date is not known.



Figure 1 - Street view

3.0 Location

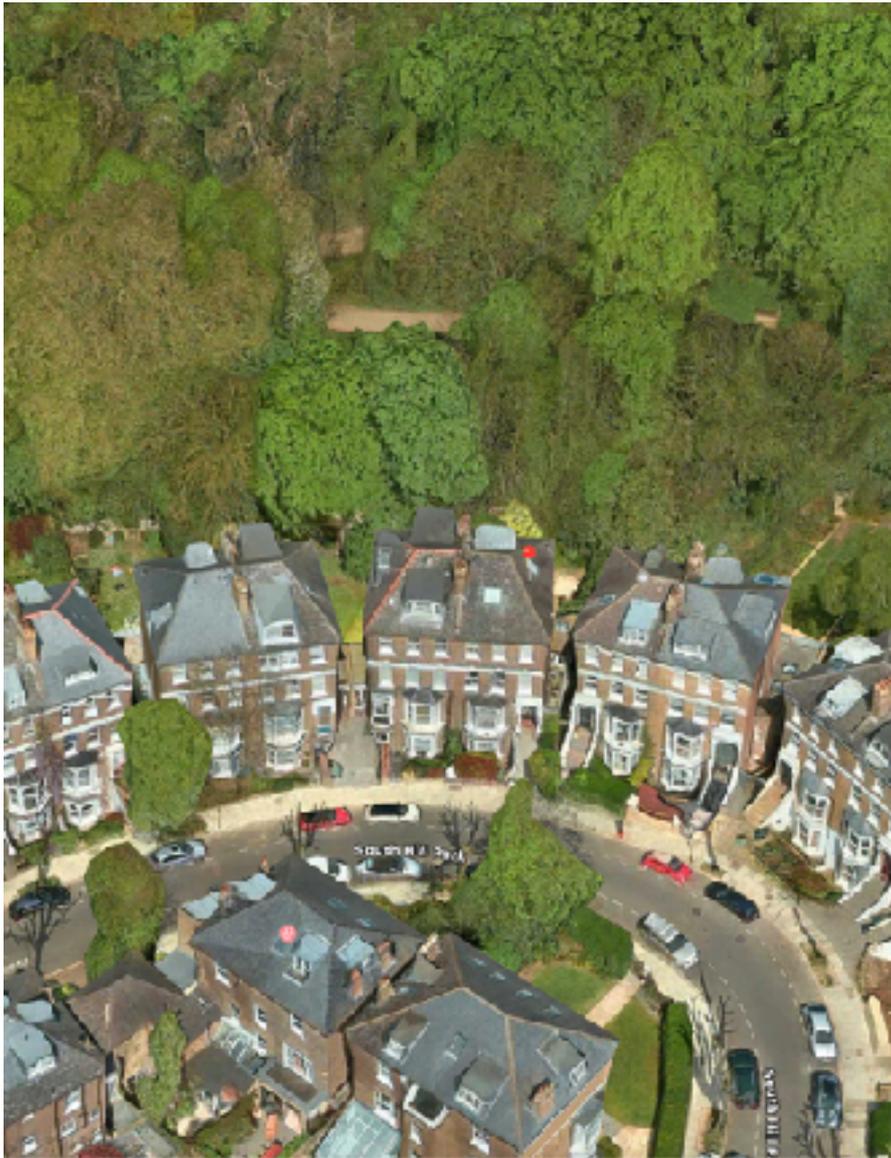


Figure 2 - Bird eye view of site

4.0 Proposal

The proposal is to open up the rear lower ground floor with the installation of floor to ceiling slimline sliding glass doors. The proposal also seeks to replace non-original timber windows with a frameless glass window to boost the house's connection with the heath and garden. At present the existing window arrangement restricts the view so introducing frameless glass and doors will strengthen the house's connection with the garden and heath.

5.0 Complying to planning policy

We are aware the Conservation Area is concerned with the impact of extensions on loss of gardens. Our proposal does not alter the building line and seeks only to alter and improve the access to the garden. The lower ground floor will not be extended, we are not seeking to add any additional area. The proposal is intended to maximise views onto the heath and provide the family the option to open the lower ground floor up during the summer months.

Camden's Conservation Area Statement Policy SHP18

We understand extensions and conservatories can alter the balance and harmony of a property or a group. The alterations of no.116 have already removed the symmetry between the semi-detached pair of properties so we feel the removal of the bay at lower ground floor is not detrimental to the rear elevation. There are also numerous examples of rear extensions in the road where bays have been completely removed at lower ground level, in turn removing the symmetry of the houses.



Figure 3 - Rear elevation of No.116 showing non-original bay.

Figure 4 - Rear elevation of No. 118 showing lower ground and ground floor bay.

The rear lower ground level is not visible from the heath due to the existing brick wall on the edge of the boundary and the fence at the rear. The heath and garden are also heavily planted which further obscures the house (See figure 5). There is no intension to alter the existing boundary conditions and reveal the lower ground floor section to the heath, as in doing so it would cause privacy issues.



Figure 5 - Rear garden

The existing lower ground is currently very dark due to shading from the trees, the proposal therefore enables the rear of the house to be opened up and will dramatically improve light conditions internally.

The proposal will also turn the lower ground floor into the heart of the house, eliminating the option of segregating the lower ground floor as a separate unit. This ensures the property is kept as a single dwelling as originally intended and designed.

No changes to the front of the property or upper floors. All the proposed alterations are to the lower ground and ground floor.

No loss of garden space, hard and soft landscaping.

No trees will be adversely affected from the proposals in this application.

6.0 Materiality

The overhang detail which will support the ground floor bay window, will be clad in lead to eliminate introducing further materiality to the building.

7.0 Conclusion

We are aware there are several issues facing the conservation area, however we feel our proposal is modest and does not touch on any of design concerns raised by the Conservation Area.