

DESIGN AND ACCESS STATEMENT
FOR PLANNING APPLICATION TO
REFURBISHMENT & INTERNAL ALTERATIONS
LOWER GROUND FLOOR EXTENSION
86A SOUTH HILL PARK
LONDON NW3 2SN

MAY 2019

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1.0 DESIGN AND ACCESS INFORMATION

1.1 Introduction

- 1.1.1 This application is made under the Town and Country Planning Act (TCPA) 1990 for Planning Permission to replace the basement front door and infill panel, rear external glazing at lower and upper ground floor levels, and internal alterations and refurbishment of the flat.
- 1.1.2 This application is made by the owner of flat A which occupies the lower ground floor and approximately 50% of the upper ground floor, approximately one third of the 4 storey house in a terrace of six modernist houses. The house was subdivided in 1985, Camden planning ref E8/2/B. At that time a new external glazed screen was installed across the rear elevation and that glazing is in need of replacement.

1.2 Camden Heritage Policy

- 1.2.1 Policy D1 of the Camden Local Plan (2017) seeks to secure high quality design in development. Developments are expected to:
- respect local context and character;
 - preserve or enhance the historic environment and heritage assets; and
 - comprise details and materials that are of high quality and complement the local character.
- 1.2.2 Policy D2 of the Camden Local Plan (2017) expects proposals to preserve and, where appropriate, enhance Camden's rich and diverse heritage assets and their settings, including conservation areas and listed buildings.

Paragraph 189 of the NPPF (2019) requires applicants to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary.

- 1.2.3 Heritage Statement prepared by Alfie Temple Stroud attached separately.

In preparing this application, we have worked closely with Alfie Stroud to understand the significance of the existing building. Under Alfie's guidance the proposal proposes a sensitive refurbishment and upgrade of the lower ground flat and reinstates some of the lost character of the flat's interior and lost detailing from its exterior. We have striven to ensure the proposal would make a positive contribution to the listed building and the conservation area.

1.3 Proposal Details

- 1.3.1 The flat is currently uninhabitable and requires complete refurbishment in terms of fittings, wiring, plumbing, windows and doors. The owners have embraced the austere aesthetic of the terrace and are determined to preserve the quality of the original while making a new home for the future.
- 1.3.2 Basement front entrance. The apartment is reached via concrete steps to the basement which have been covered in terra cotta treaded tiles. An unsympathetic handrail has been installed and the flue from the external boiler greets arrivals. Rubbish bins are stored in the area to the side of the entrance door.

The intention of this work is to refurbish the external areas, cleaning and restoring all surfaces, removing superfluous fittings including boiler, signage, and handrail. A new two-panel double glazed timber entrance door to match neighbours, is proposed to replace the existing. The area storing rubbish and boiler will be screened as in the basement area at number 90 but the screen is proposed to match glazing across the front elevation with large dark chocolate painted framework and mullions and white infill panels.

- 1.3.3 New internal stairs. When the flat was originally formed the access between lower and upper ground floor levels was removed with the upper levels of the stairwell incorporated into the house at ground floor level and above, and removed at lower ground level. Access between the floors is currently via a perilous spiral stair with a 425mm tread width. Photos 2.2 1-3 show the original stairs in adjoining houses. Photos 2.2 4-5 show the spiral stair at present providing the only access between floors.

The intention is to remove the spiral and form a new stair as shown in the section drawing 18135 / PL-02 which will reinstate the style of the original stair with open timber treads supported upon a stepped concrete bracket with a timber handrail. It is a fairly robust detail but reinstates the atmosphere of the original detail of the flat. A fire separation lobby at the top of the stair will allow for the open tread and handrail to be fully visible at lower ground floor level. A fire separation floor infill will be required where the spiral stair is to be removed.

- 1.3.4 External glazing to rear garden elevation. The external glazing, installed around 1985, has reached the end of its viable life and requires replacement to function and meet current building regulations. The glazing across the garden elevations of the terrace, as shown in drawing 18135/ PL-03 varies from level to level and house to house. At the upper levels the glazing patterns do contain horizontal fanlights, however, being limited to the lower floors, we have no precedent for opening lights. At the lower ground floor level all neighbouring glazing has been replaced without any obvious consistency. The railings at the top level above flat 86a are atypical exhibiting a half round balustrade pattern.

The intention with the new glazing at lower ground floor is to provide a sliding folding system that fully pulls back allowing a blurring connection with the garden. This would be arranged in three equal panels to optimise both the view and the stacking of the panels. One fixed panel to the working side of the kitchen would include spandrel panels with one vertical casement to provide natural ventilation.

At the upper ground floor level the glazing is arranged as two large unequal fixed panels and one narrow zone with spandrels and vertical casement to provide natural ventilation. In order to reintroduce the original detailing at this level the intention is to arrange the fixed and spandrel panels with transoms which align with railings to the houses on either side.

The finish treatment of timber and metal framework across the terrace varies from a fairly translucent stain through to a reddish and dark chocolate colourway. Our intention is to finish external framework closer to the chocolate which is in line with that of the front elevation as seen in Photos 2.1 photos 1 and 2 which face the street.

- 1.3.5 Internal finishes will be selected to co-ordinate or augment the austere quality of the original house. Trims will not be added. Cabling and services will be located within new partitions and fittings to avoid fixing into brickwork. The floor will be overlaid with a floating timber floor to tone in with the original warm timber contrasting with the white of the rest of the materials. The bathroom and kitchen fittings will be white and minimally detailed. A new layer of acoustic plasterboard will be added to the ceiling to aid the acoustic separation from the house above which is separated only by a solid concrete slab.

There is a timber frame from a previous glazing systems which crosses ceiling, walls, and floor as seen in Photo 2.4.1 below. Our intention is to retain the perimeter framework as an archeological feature visible within our floor, though flush with a new level, and projecting across wall and ceiling. The original doors within the flat are timber glazed double panel leaves. We intend to use the motif of these doors to rooms though panels will be solid or frosted where vital privacy is an issue.

1.4 Access

- 1.4.1 Access to the flat will remain as existing from street level down the concrete steps to the main entrance door at lower ground level. Access between the floors is currently via a perilous spiral stair with a 425mm tread width. A new internal stair which meets contemporary regulations and provides for safe movement of residents and furniture is proposed.

PART II PHOTOGRAPHS

2.1 Front and Rear Elevations 80-90 South Hill Park



Above : front elevation to street

Below : rear elevation to garden



2.2 Internal Stairs



Above : at neighbouring properties either side of 86a South Hill Park

Below : within 86a South Hill Park



2.3 Internal Framework and Glazing to Rear Garden Elevation



2.4 Lower Ground Floor Entrance 86a South Hill Park



2.5 86a Lower Ground Floor Entrance Door and Neighbouring Doors Proposed to Match



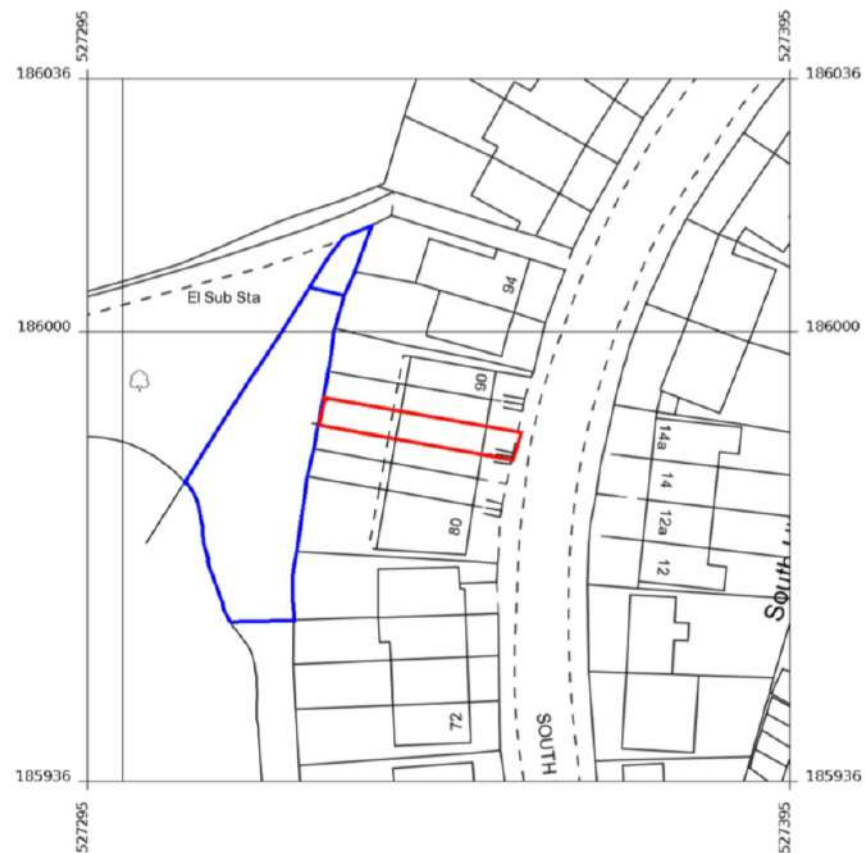
2.6 Stair Flank Wall to Lower Ground Floors.
82 and 88 with Extensions to undercroft, 90 with infill screen



PART IV DRAWINGS

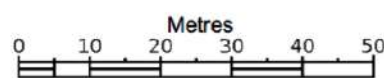
SITE AREA OUTLINED IN **RED**

AREA SHOWN IN **BLUE** IS MAINTAINED
BY 80-90 SOUTH HILL PARK



2019 from the Ordnance Survey MasterMap
database and incorporating surveyed revision
data.

In the absence of a road, track or path is no evidence of a right
of way. Representation of features as lines is no evidence of a
fence.



1:1250

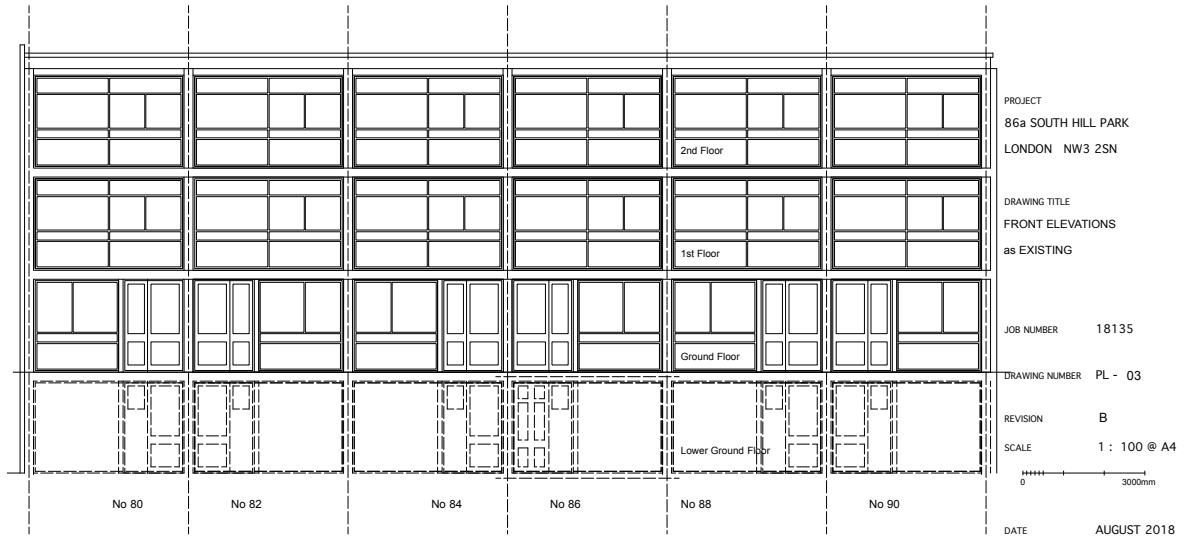


86a, South Hill
NW3 2SN

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Centre coordinates: 527345 185986

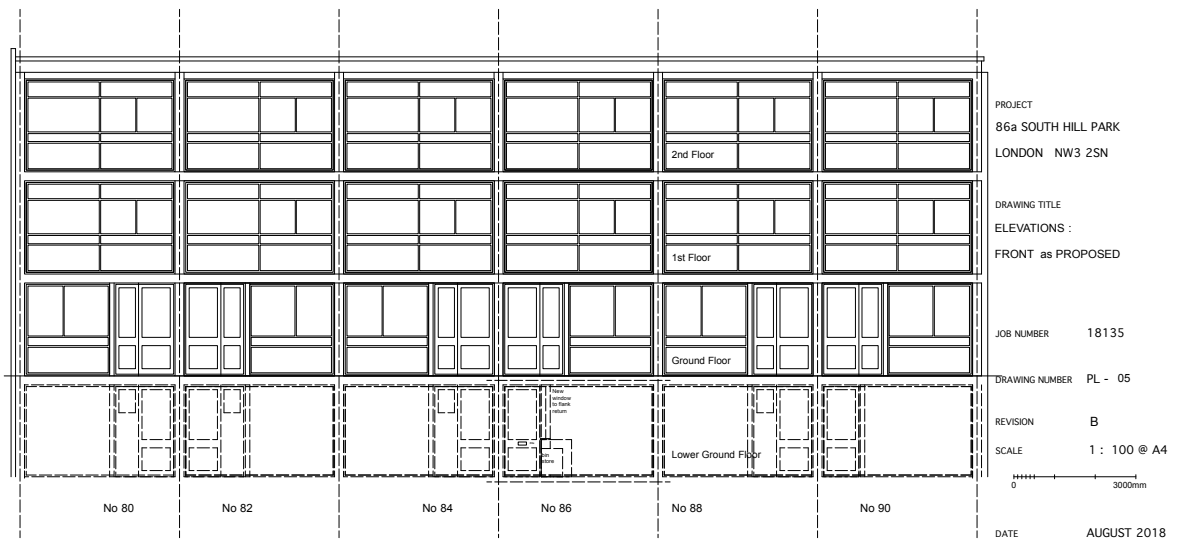
FRONT ELEVATIONS AS EXISTING AND PROPOSED

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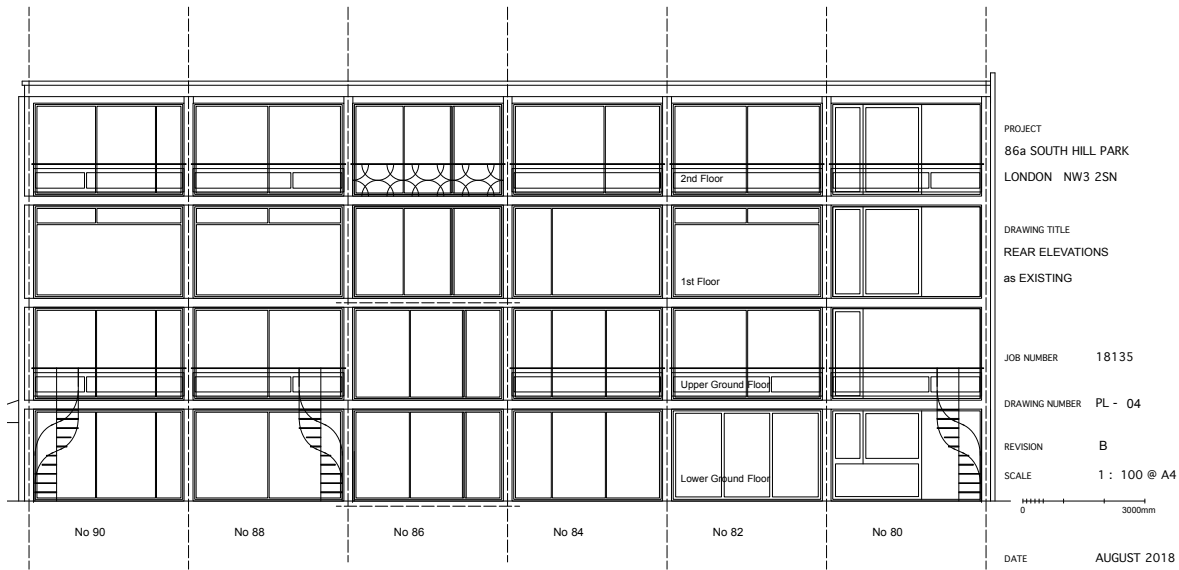
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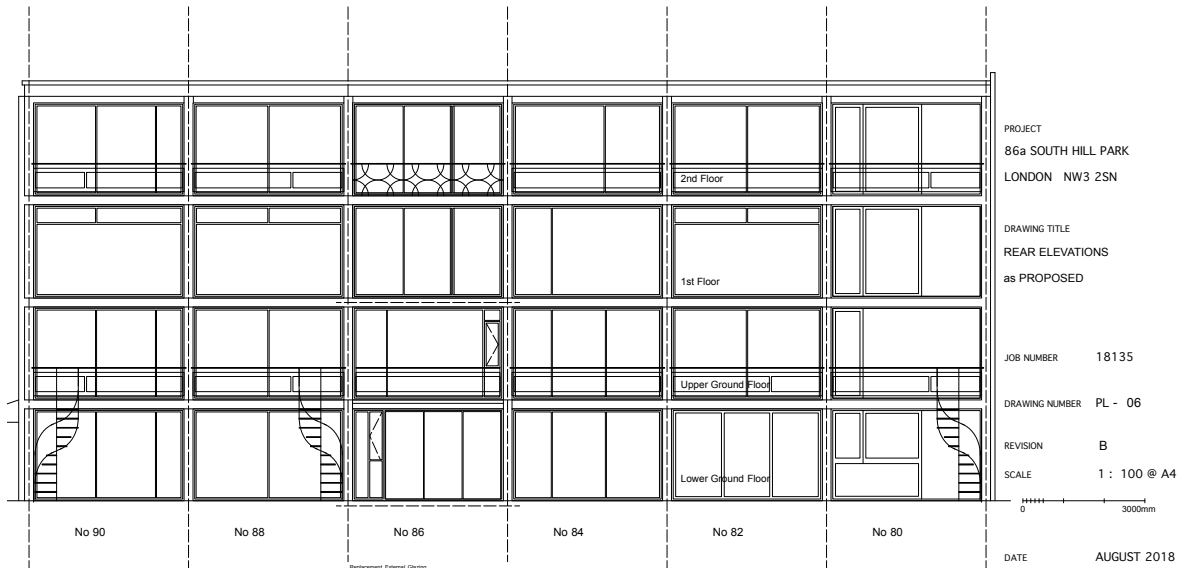
REAR ELEVATIONS AS EXISTING AND PROPOSED

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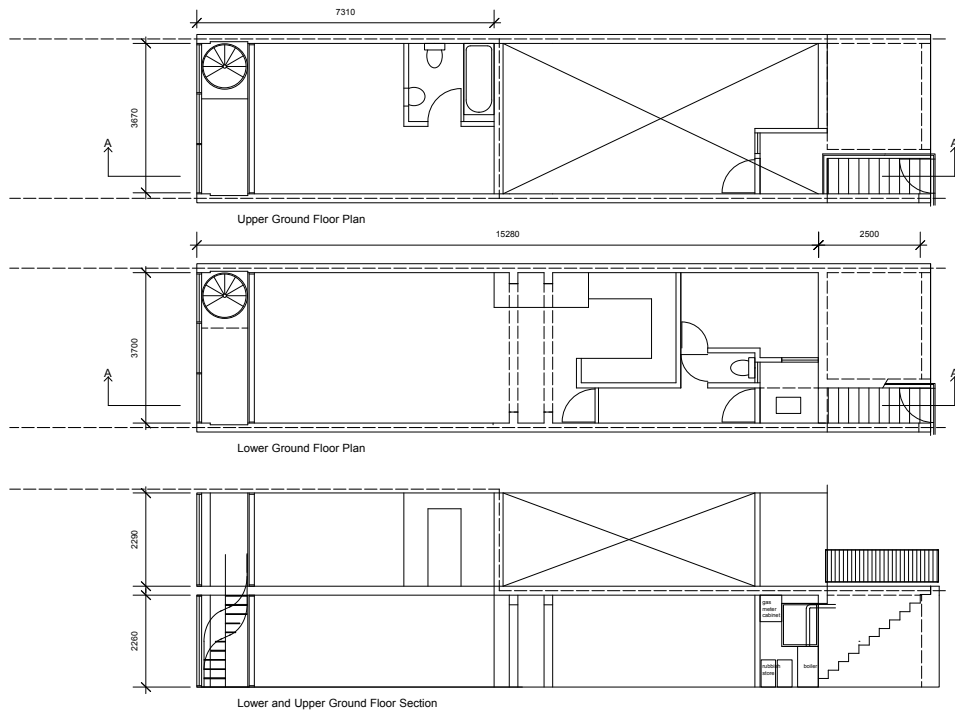
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PLANS AND SECTIONS AS EXISTING AND PROPOSED

Helen J Bowers Architect



PROJECT
86a SOUTH HILL PARK
LONDON NW3 2SN

DRAWING TITLE
LOWER & UPPER
GROUND FLOOR PLANS
& SECTION A-A as EXISTING

JOB NUMBER 18135

DRAWING NUMBER PL - 01

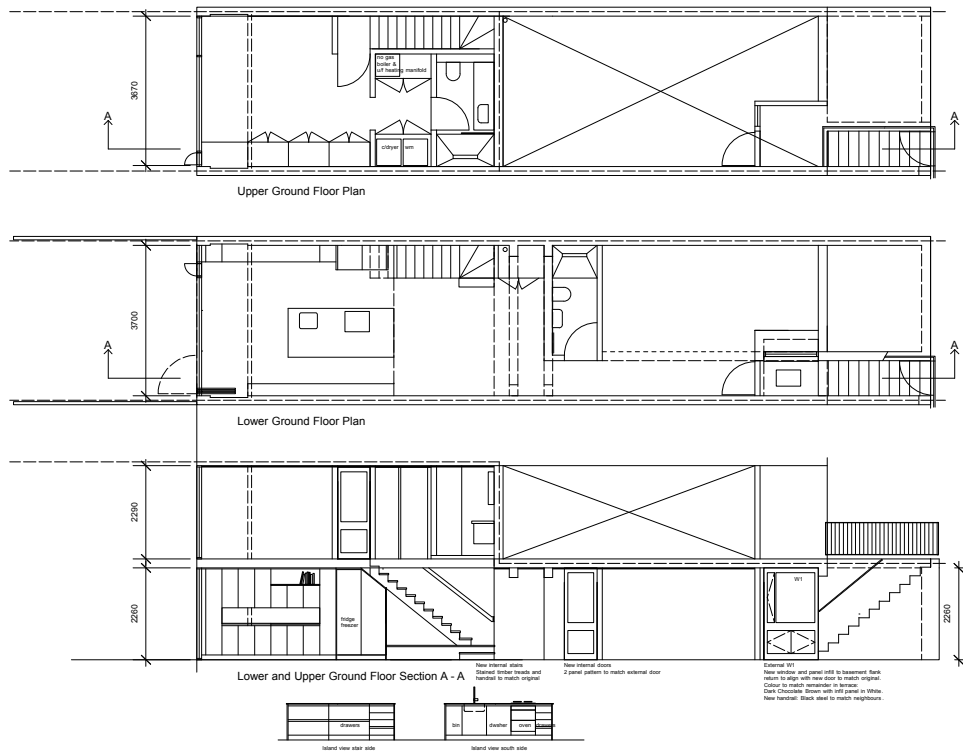
REVISION B

SCALE 1 : 100 @ A4

DATE AUGUST 2018

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PROJECT
86a SOUTH HILL PARK
LONDON NW3 2SN

DRAWING TITLE
LOWER & UPPER
GROUND FLOOR PLANS &
SECTION A-A as PROPOSED

JOB NUMBER 18135

DRAWING NUMBER PL - 02

REVISION B

SCALE 1 : 100 @ A4

DATE AUGUST 2018

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