



SHP/X/DA/01
20 September 2019

94 SOUTH HILL PARK, LONDON NW3 2SN

DESIGN AND ACCESS STATEMENT

1.0 INTRODUCTION

- This Design and Access Statement has been prepared in support of a Planning Application to carry out the following proposed works:
 - the construction of an enclosure to accommodate a platform lift on the north-east side of the house in order to provide improved internal access for the occupants,
 - the enlargement of the terrace on the north-west side of the house on the ground floor,
 - the formation of a terrace to be enclosed by metal railings on the existing second floor flat roof on the north-west side of the house, including a new access door.
- The five-storey semi-detached house was built in the Italianate style in the 1870's, it is a residential neighbourhood.
- The house is in the South Hill Park Conservation area, it is deemed to make a positive contribution to the area, the house is not listed and does not have an Article-4 direction.
- This statement is to be read in conjunction with the accompanying drawings.



Photo 1 – looking north-west over Hampstead No. 2 Pond from Living Room on ground floor.

2.0 PLANNING HISTORY

- Recent planning applications include the following:
 - new basement and rear lightwell, Camden planning reference 2009/5265/P granted on 20 April 2010 following appeal. There are other planning applications associated with this main application,
 - ground floor side extension, rear extension and other miscellaneous works, Camden planning reference 2009/5169/P,
 - demolition of the rear first floor conservatory to rebuild as permanent structure, Camden planning references P9600793 and P9600794.



Photo 2 – rear elevation (no. 94).



Photo 3 – rear elevation (no. 92).

3.0 DESIGN STATEMENT

3.1 Use

- The existing house is a single-family dwelling and is maintained in this planning application.

3.2 Amount

- The footprint of the lift enclosure would increase the ground floor area by 3.4m², by 7.1m² on the first floor and by 7.1m² on the second floor.
- The platform lift is sized to accommodate a wheelchair user with an attendant.
- The area of the ground floor terrace on the north-west side of the house would increase from the existing 6.8m² to 11.8m² (an increase of 5m²). This terrace is on an existing flat roof.
- The area of the second floor terrace on the north-west elevation would be 5.6m², this terrace would also be situated on the existing flat roof.

3.3 Layout

- Some of the internal rooms are intended to be re-configured, this will not affect the appearance of the exterior of the house.
- The platform lift enclosure is proposed to be located on the north-west side of the house, to provide access between the ground and second floors. The lift would arrive at each floor adjacent to the lobby in each of those floors.
- The terraces would benefit from the amenity provided by the views of the Hampstead ponds, they have been arranged so that they would not affect the view or the amenity of the adjoining property.



Photo 4 – looking north-west over Hampstead No. 2 Pond from Living Room on ground floor.



Photo 5 – front and side elevation & public footpath.



Photo 6 – 94 South Hill Park on left, no. 96 on right.

3.4 Scale

- The lift enclosure would be subordinate to the main part of the existing house, given that it would only extend up to the underside of the eaves of the main roof.
- The terraces are modest in size and would also be subordinate to the existing house.

3.5 Landscaping

- The landscaping is not affected by the application as the works are proposed to be located on the existing house footprint.

3.6 Appearance and context

- The walls of the external lift enclosure would be constructed of facing brick to match the existing, the roof of the lift enclosure would be finished in a dark-coloured zinc with standing seams. The lift enclosure would be arranged around the axis established by the main roof ridge.
- The extended ground floor terrace and second floor terrace would have metal railings to match the existing.

- The area is characterised by large Victorian semi-detached houses with post war developments.
- Gaps between the houses are a feature of the area, the gap between this house and the neighbour (in number 96) will not be materially affected given the narrow width of the lift enclosure and the wide public footpath between the properties.
- Neighbouring houses have terraces on their north-west side overlooking Hampstead ponds, many of them enclosed at all levels of those houses such as the adjacent post-war development of 80-90 South Hill Park.
- The terraces are not a significant overlooking matter as the north-west view overlooks Hampstead ponds and not neighbouring houses.

3.7 Sustainability

- The installation of a lift which is sized to accommodate a wheelchair would create a house which would provide a lifetime home environment for the occupants, in the event of reduced mobility or illness.
- The lift enclosure will be thermally efficient in accordance with current regulations.



Photo 7 – looking south from Terrace 3 on ground floor towards numbers 92 South Hill Park and 80-90 South Hill Park.

4.0 ACCESS STATEMENT

4.1 Inclusive design

- The access to the existing front door is not affected by this planning application
- Access to the entrance level of the house is via 2 steps between the front gate and the front door, a timber ramp to provide a level access could readily be installed.
- A fully accessible entrance level cloak-room has been provided.
- Access within the house would be improved by the installation of the platform lift.

4.2 Pedestrian access

- The pedestrian access is retained.
- The house is within walking distance of key services and amenities.
- The off-street parking at the front of the house will not be affected by this application.

4.3 Public transport

- The property has a PTAL rating of 1b.
- Hampstead Heath Overground station is 480m away. Buses routes South End Green.

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