

We are disappointed with the initial comments from a conservation officer and after further consideration would like the following to be considered.

1.0 South Hill Park Conservation Area statement.

“Park End is a group of modest two storey workshops built between South Hill Park and South End Road. These buildings post-date the buildings fronting South hill Park and do not relate to the prevailing architectural character and style of the conservation area. The rear elevations backing onto the Heath have a consistent form with red brick detail in relief, curving in a North east direction in line with South Hill Park Gardens. Although the buildings themselves are not considered to be of merit the rear elevation has been designed to provide a presentable face to the heath.”

1.1 Comments.

- 1.1.1 Since the statement was written the nature and appearance of Park End has evolved to include more contemporary uses including live/work units, a doctors surgery, residential units and small offices, some of which neither relate to the original Park End architecture or the prevailing conservation area architecture.
- 1.1.2 As a result of such evolution we feel it is impractical to suppose the development of one unit should be mirrored in other units.
- 1.1.3 The proposed dormer windows will not be seen from South Hill Park.
- 1.1.4 The roof configurations facing the Heath includes pitched roofs with both lantern lights and flat roofs.
- 1.1.5 The modernisation of some units has included a variety of window openings in the red brick wall facing the Heath. See photographs below.



This photograph also shows the lantern lights projecting above the roof ridge of no. 2B South Hill Park.

- 1.1.6 The proposed design does not involve any further modification to the presentable face of the original wall design.
- 1.1.7 The section of heath running behind 4 Park End is a tree lined access from the busy and commercial end of South End Road to the more peaceful areas of The Heath and consequently it is difficult to see how the proposed dormer windows would affect the amenity of those passing by.
- 1.1.8 The rear dormer windows will remain hidden from view from The Heath by a combination of mature deciduous trees and evergreen trees. In the event such trees are lost through age, infestation or disease it is assumed the council will, in accordance with clause EN35 of the March 2020 UDP, replace such trees.

EN35 The Council will seek the retention and protection of trees which contribute to the character or appearance of the conservation area and will promote enhancement through additional or replacement planting. Developers will be expected to incorporate any such trees sensitively into the design of proposals.

RE. PLANNING APPLICATION
4c Park End 2020/1699/P

The photographs below show the rear of unit 4C shielded by evergreen cover during winter months.

