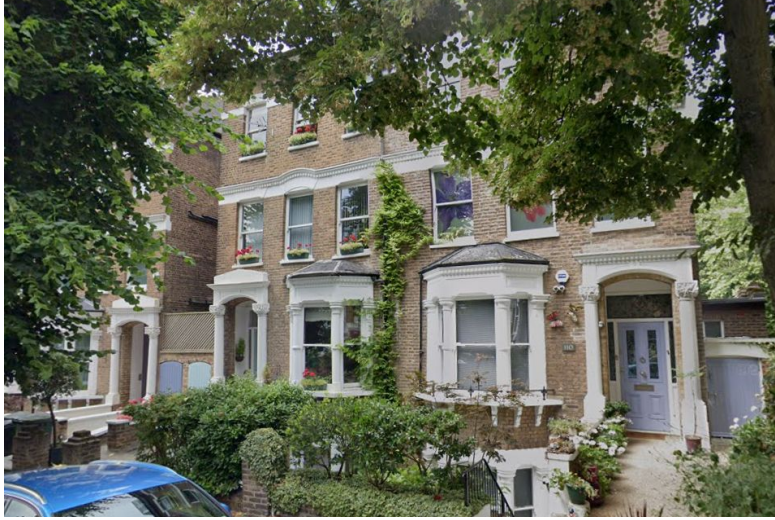


Design and Access Statement

Design Brief

The client had a large size garde. The client is in need of a space to workout, space for an infinity pool and storage.

- The outbuilding will provide an outlook onto the Hampstead ponds. Given the levels of the garden and the ground floor of the house being at high level this will not be blocking views from the main house.
- This space will allow more use of the garden
- Creates a strong connection between the garden and the space for workout, creating a great place for exercise
- It will create a space for gym equipment and an infinity pool in which will provide the client with the right space for exercise.
- The sedum roof will allow the building to blend in with its surroundings, and the materials will match the main building for it to be in line with the conservation area
- It will allow the clients children to be able to workout whilst they are staying
- Especially after this pandemic some may not see the local gyms as a safe place to attend, this space will provide the client with the required equipment and a sense of safety
- After research and confirmation from a duty planner no.108 is not in the article 4 direction area.



Front Elevation

No.108 and no.110 in the photograph, it is a stock brick facade detailed with white molding. The conservation area guide states that the detailed design is limited generally to the front elevation of the property.



Rear Elevation

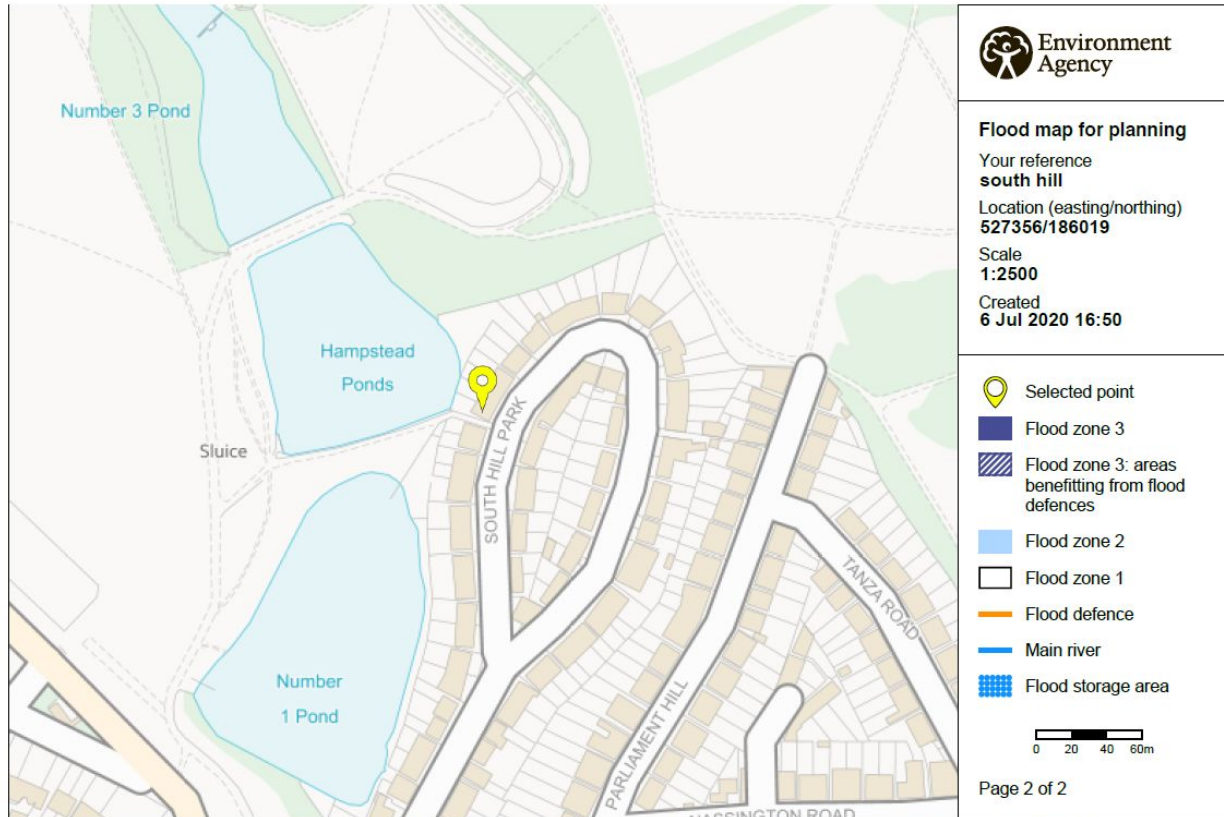
The rear elevation is similar to the front elevation but with less detail and molding. As a part of this proposal the main building will not be affected.

Site Location and Surrounding Area

The site is situated in the South Hill Park Conservation Area in 1988 and Hampstead Neighbourhood Plan Area. 108 South Hill Park is a 5 storey residential dwelling, it has 7 bedrooms with 2 reception rooms and it is a semi detached dwelling.



The site is within Flood Zone 1, an area with a very low probability of flooding. The site of the outbuilding is on a high level to accommodate for the probability of any flooding.



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Not to scale

History and character appraisal of the site area

The Conservation area states that the north area of South Hill Park consists of show pitched roofs, horizontal courses and mouldings and arched porches. These features will not be changed as the proposal is to the rear end of the garden and will not impact the main house. This area was developed in 1871 by Thomas Rodes for middle class housing. It states that the style relaxes towards the north of South Hill Park Estate in which the style becomes more Italianate villas, these were inspired by Italian Renaissance period.



The racket shaped area is the South Hill Park Conservation area Sub 1.

Introduction of Design

Materiality

Existing

Walls: London Stock brick
Roof: Slate roof
Windows: White painted timber
Doors: Timber

Proposed

Walls: To match main building
Roof: Flat roof
Windows: White uPVC
Doors: To match main building

Please find attached the elevations and plans