

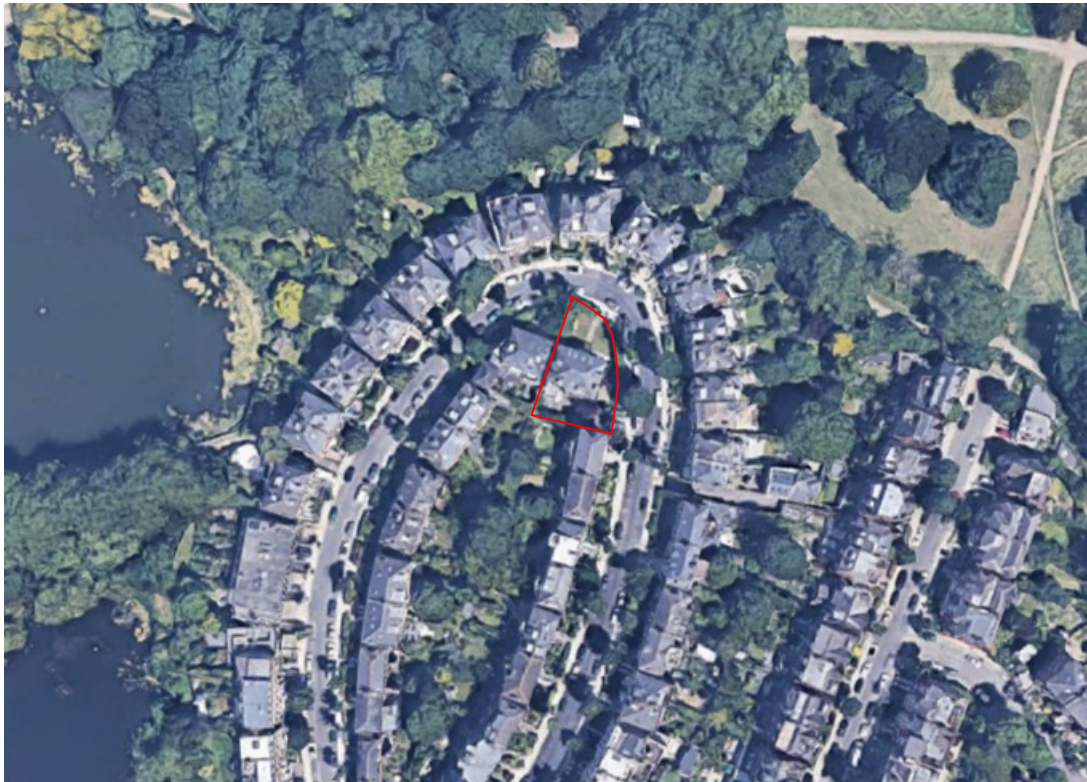
## **ARCHITECTS DESIGN & ACCESS STATEMENT FOR:**

### **23 South Park Hill Gardens, London NW3**

#### **THE SITE**

##### **Locality**

South Park Hill Gardens is a quiet, residential street, situated within the South Hill Park Conservation area, positioned on the very northern tip of this oval shaped road. The neighbourhood contains predominantly substantial semi-detached houses and some detached properties (the application site being one of them), with several streets and properties identified as positive contribution to the conservation area. The properties on this street are generally four-storey in height and fairly uniform appearance/ style. A number of the properties have been converted into self-contained flats.



##### **Setting**

No. 23 is a three-storey double fronted property located at the southern side of the road, which (with exception of the this and adjoining property at No.25) is characterised with fairly uniform pairs of semi-detached houses. The property was built over the last decade of 19<sup>th</sup> century in Victorian Gothic Revival style with villas of very similar style and size found directly across the street and on the adjoining roads. Majority of the properties within close and immediate proximity have already been subject to various

modifications both at roof and lower levels, a few of those (facing the park) not executed in the most respectful manner.

The property is located in a highly sustainable location, with Hampstead Heath station only 5 minutes' walk away and Gospel oak some 10 minutes to the north. A number of bus links are also available nearby (168, 268, C11. Etc.), whilst a large variety of shops can be found on South End Road. Hampstead underground station is located a little further afield from the application site (approximately 1 mile).

## **History**

The property has been subject to some alterations in the past couple of decades and there are records of several applications on the planning portal, of which the most relevant are as follows:

- 2005/3597/P – a permission was granted to return the property from three non self-contained units into a single family dwelling
- 2005/5245/P - a permission was granted for replacement of 2 rear dormers and 1 side dormer with new ones, and installation of five roof lights, and the installation of new French doors and balustrade to create a roof terrace to the flat roof of an existing 3 storey rear extension.
- 2006/5749/P – permission was granted for the erection of a single storey rear conservatory

All of those applications have since been implemented. The only other notable application relates to retention of timber gates and brick pillars to front boundary, which was approved on appeal (2010/0890/P). All other applications relate to tree works.

## **THE PROPOSAL**

### **Introduction**

The design for this scheme proposes minimal alterations to the rear of the property. The proposal is for a replacement of the existing conservatory, which is to be replaced with a similar but slightly shallower and wider conservatory. The new structure will be as wide as the existing glazed roof (approximately  $\frac{3}{4}$  of which sits above the conservatory enclosure), with some 750mm taken of the depth. The small masonry enclosure, currently housing the cloakroom, will be removed and the new conservatory side wall moved to the edge of existing rear two-storey extension. Otherwise, the roof pitch and location of the other side wall (including the existing short section of masonry wall) will remain where they currently are. The cloakroom will be relocated to the unused part of the entrance hallway, which will require an alteration to the existing door into a window. Our proposal is respectful of the existing massing and internal layout of the property.

### **Design/ Scale/ Character/**

The proposed alteration, whilst rather minor, aims to make much better use of the otherwise rarely used part of the entrance hallway and introduce some symmetry to the kitchen/ breakfast room at the rear of ground floor. The new rear enclosure would effectively infill the space beneath the existing glazed roof, and at the same time, due to the reduced depth, create more space in the relatively shallow back garden. The rear elevation of the new conservatory will contain a slightly larger 5-panel by-fold door opening (currently 4-panel), whilst side elevations and roof would contain less or no posts/ mullions, making the new enclosure as unobtrusive as possible.

The new enclosure will be entirely out of the view from the road and most adjoining properties, which is in accordance with the South Hill Park Conservation Area Statement. Whilst the volume and shape of the side elevation glazed extension is to remain quite similar, it is envisaged that the structure would be upgraded to incorporate double glazing and drastically improve security. The new enclosure will be constructed using aluminium rather than timber profiles due to the larger panel size/ improved durability and for reduced maintenance. However, the external face of the door and frame could be painted white to match the other openings in this elevation.

## **Amenity of Neighbours**

The proposal for No.23 South Park Hill Gardens will not result in loss of privacy, outlook or daylight to any of the adjoining properties. The proposed extension will broadly sit within the same footprint, which in turn will not create any new views to or from this property, preventing overlooking.

## **Trees**

The proposal will have no effect on existing trees.

## **Traffic/ Access**

There are no changes to traffic or pedestrian access to this scheme.

## **Conclusion**

We believe that the proposed solution will significantly improve and functionality and aesthetic appearance of the interior of this property without creating a harmful impact on the immediate neighbouring houses and the street as a whole. Although completely invisible from the street, the proposed amendments are intended to comfortably fit within the character of the existing street and the Conservation Area in general. We therefore urge you to support this application.

## **DIZarchitects**

November 2020



**Existing rear conservatory**



**View of rear garden (looking east)**