



Holt Lodge, 38
Castlebar Park
London W5 1BU
T: 020 8998 7576
F: 087 0134 8184
e-mail : contact@
dizarchitects.com

HERITAGE STATEMENT FOR:

23 South Park Hill Gardens, London NW3

The proposal is for a minimal alteration to the rear of the property, involving the existing conservatory, which is to be replaced with a similar but slightly shallower and wider conservatory. The works would not involve alterations to the original building fabric, with only alterations proposed to the extensions constructed about 15 years ago. 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 non-original 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.

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.

The proposed alterations respect the principles set in the Conservation Area Statement and the local plan. Further details about the design approach can be found in the Design and Access statement

DIZarchitects
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