

110 South Hill Park, NW3 2SN

Design and Access Statement ref 2101/DAS

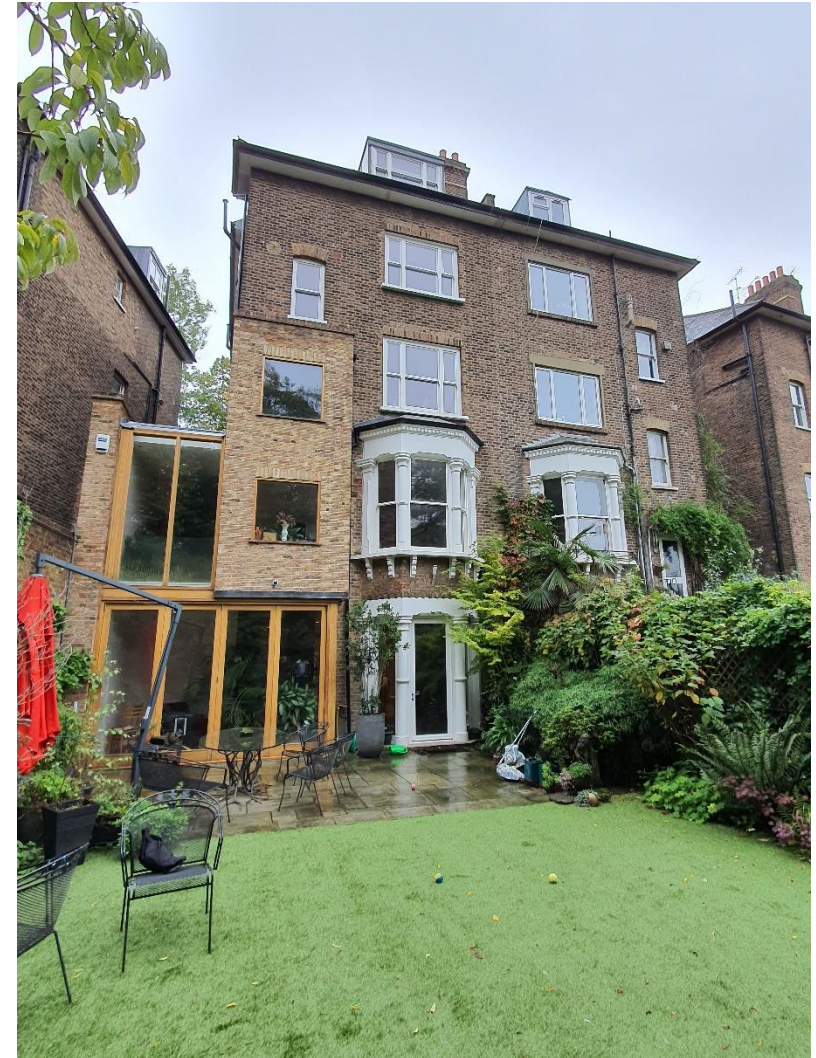
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Introduction

110 South Hill Park is a semi-detached building and comprises lower ground, 3-storeys plus attic. It is located on the north side of South Hill Park and lies due east of the Hampstead No.2 Pond. The building is identified as making a positive contribution to the character and appearance of the South Hill Park Conservation Area. The building is not listed. The rear amenity space of the property (like all on this side of South Hill Park) is identified as private open space, on land which is adjacent to the southern margins of Hampstead Heath. Permitted Development rights remain as it is just outside the local Article 4 directive area.

The property underwent a major refurbishment in 2012 under planning permission reference 2011/6417/P issued on 20th February 2012. It was approved on its accordance with policies from the then Camden Local Development Framework Core Strategy: CS6 (providing quality homes), CS14 (promoting high quality places and conserving our heritage), CS15 (protecting and improving our parks and open spaces and encouraging biodiversity). It was also deemed in accordance with the Local Development Framework Development Policies: DP24 (Securing high quality design), DP25 (Conserving Camden's heritage/conservation areas), DP26 (Managing the impact on occupiers and neighbours).

The property has recently been sold and the new owner wishes to make some minor alterations to the fenestration of the consented works referenced above and add a modest flat roofed single storey lower ground



Rear view of No 110 and 108 to the right

floor extension solely to the width of the current rear extension thus keeping clear of the original bay window. Whilst the alterations approved above are in yellow stock brick and timber framed windows, it is uncompromisingly modern and, in the new owner's opinion, and their architect, does not fit in as well as it could. The predominant style in this area is of painted sliding sash windows, whereas the 2012 approved works have varnished timber frames with plate glass, and are very visible from the wider context seen from Hampstead Heath and The Ponds where it stands out as being different from the overriding architectural character of the area. The new owner would therefore like to change the windows at ground and first floor of the 2012 extension to painted sliding sash windows. At lower ground level there is already a single storey extension to number 112 adjacent which goes up to the boundary with 110 and has a boundary wall over 4m high (planning permission granted in 2002). The new proposal is to include a single storey extension to project out about the same depth as the corresponding extension at No. 112, which is still clear of the original 2 storey bay window. This would be in brick and stone, picking up on details from the bay window to fit in with the original architecture whilst remaining subordinate by virtue of its scale, proportion and detailing.

Detailed Design:

The proposed single storey extension would add around 15 sq m, in area, to the existing rear single storey extension and preserve the original 2 storey bay window adjacent. It would be in yellow stock brick with stone dressings to the tops of the brick piers and across the head of the new windows which would be painted steel Crittall type. There would be a glass rooflight on the flat roof above, concealed by a low parapet to ensure light is not restricted into the room within the existing part of the house behind this extension.

There is already a precedent for extensions in this location, as in No. 112 adjacent, and at Nos. 94 and 96 which have full width extensions of contemporary design, permitted in 2009 and 2011 respectively, and in both cases permission was granted for full width rear extensions destroying the lower half of their original 2 storey rear bay windows. This



Proposed Rear Elevation

proposal is conceived as a garden room and fits in against the rather barren 4m high wall of the flank of the rear extension at 112 so fits into this corner without any impact on the immediate neighbours. The total garden area at the rear is 218 square metres. It is a maximum of 25.8m long and an average of 9.7m wide. The proposed extension is a further 3m beyond the short projection of the current extension with its sliding folding doors, and 5.2m wide at its widest point. It would cover less than 7% of the rear garden area. In comparison, the full width rear extension at No. 96 is 28 square metres in footprint, 4m projection, and right up against the boundary with the adjoining property, it also covers 21% of the rear garden area of 133 sq m.



Nos. 98 and 96 with full width rear extensions

The purpose of this extension is to create a family room for the new owner's young family, off a dining room and kitchen in the existing parts of the lower ground floor accommodation. It is proposed as part of a wider reordering of the internal layout at ground and lower ground floors where it is proposed to return the stair from lower ground to ground floors to its original location. As part of the works in 2012, the original stair was removed and placed in the rear ground floor room which makes that room largely unusable as it has a galleried handrail around this new stair well punched through the floor which is out of character with such houses. By returning the stair to its original location, these rooms return to their original plan form and makes the space far more usable. It also makes access to all floor and rooms off a central stair rather than the lower ground level only being accessible from the living rooms on ground floor level.



View showing the modern windows and brick of the 2012 extension

By making the design traditional in appearance it is intended to compliment the existing architecture and look like something that might have been added in the previous century and therefore be far more in harmony with the overriding architectural style of the area, rather than stand out as being new and modern in concept. This is considered more appropriate for the appearance of the building, and the wider conservation area, although the extension will barely be visible from outside the site boundaries. However as part of this plan to make all the alterations, current and proposed, more in harmony, the 2 plate windows in the 2012 extension above are proposed to be replaced with painted traditional timber sliding sash windows as these do have a significant visibility from the Heath and Ponds, so would go a long way to harmonise this extension with the local architecture so it ceases to stand out. The South Hill Park Conservation Area Statement makes it clear that Article 4 removal of Permitted Development Rights applies only up to No 90 (even numbers) and therefore 110 has its PD rights remaining, and therefore the proposed changes of the 2 plate windows to sash windows would fall within these rights. However they are included in this application as they are part of the holistic design proposal to harmonise this house within itself and within the wider Conservation Area by undoing the out of keeping fenestration of the current rear extension at ground and first floors. To further this harmonisation it is even planned to soot stain the new brickwork of this extension too so it matches the weathered original brickwork so it would in future not even be obvious as a later addition.

Land Use:

As far as land use is concerned, this modest extension of 15 sqm on a total built footprint of 104 sqm representing a 14.5% increase is deemed modest and small scale and ancillary to an existing residential use. Its location also minimises its impact as it is up against a corresponding adjacent extension of similar form. 93% of the garden is retained which can be easily deemed to be acceptable.



Bay window which provides design cues for the extension and will be retained in the proposals.

Neighbour Amenity:

The Camden Local Plan policy A1 requires protection of the amenity of occupiers and neighbours.

At No. 112 the rear kitchen extension projects to 2.8m beyond the current rear lower ground extension at 110. The proposed extension is 3m deeper than the current one so is 20cm beyond the neighbouring one, but by the nature of the very high flank wall and the way in which the proposed brick pier returns back on itself at the boundary, this would be imperceptible from No 112. It is also lower than the existing 4m high boundary wall and therefore there would be no loss of views, light or overlooking. The proposed rear extension would have a side French door looking towards the garden boundary with the adjoining number 108 but that boundary wall and trellis above is over 2m high and heavily planted with climbers so there would be no overlooking into the neighbouring garden. Therefore the proposal complies with Policy A1.

Design:

The Camden Local Plan policy D1 requires high quality design.

By respecting the local context and character and using traditional materials, details and proportions this proposal will harmonise with the parent building and the Conservation Area more widely. The use of brick and stone and other durable materials that improve with time as they weather will also enhance the appearance of the house and area.

In compliance with Policy D2, the proposals will not only preserve but enhance the character and appearance of the area by providing architecture of a timeless nature that will never date through appearing fashionable, and using materials and details that are traditional and age well. By only building over 7% of the rear garden area, they will also preserve the garden space without detriment.



View of flank wall with No 112 which would contain the proposed extension, thus there is no impact on No. 112's amenity

Sustainability:

With regard to policy CC1, the proposed extension would be insulated to exceed current Building Regulation requirements and therefore make some impact on the energy use of the building overall.

Water and Flooding:

The site of the proposed extension is on a paved terrace which is drained into the mains surface water system and as there is no proposed increase in hard surface area, the transfer of 15 sq m of drained paving to 15 sq m of drained flat roof means zero increase on load on the mains drainage system. This therefore complies with Policy CC3.

Hampstead Neighbourhood Plan:

In compliance with Policy DH1 the proposals as described above meet the policy by the following means:

Designed to be in harmony with the existing 19th century Architecture using matching materials, and painted timber sash windows and painted Crittall frames French Doors which have an historic feel.

By respecting the established c.4m projection of lower ground floor rear extensions as a building line along the whole group.

By respecting the amenity of neighbours.

Due regard has been paid to policy DH2 in making this proposal traditional and timeless so that it does not fall out of fashion or become dated and therefore stand out in years ahead. It will only improve and mellow over time and look like it has always been there.



View of boundary with No.108 showing that there is a dense barrier preventing overlooking

Trees:

There are no large or significant trees within falling distance of this proposal so the Oaks and other trees on the adjacent Heath and in neighbouring gardens will be unaffected.

Home Improvements Camden Planning Guidance January 2021:

This has been taken into consideration by making the proposed rear extension small in scale, subordinate in its hierarchy of detailing from the flamboyant original bay window adjacent, and respecting the period style of the original house. The extension would also comply with the 45 degree test against neighbour outlook and daylighting.

Despite this document suggesting in the key plan that South Hill Park Conservation Area is subject to an Article 4 directive, it is clear from the South Hill Park Conservation Area Statement as designated on 11th August 1988, that only the even numbers up to No. 90 have Permitted Development rights removed as of 3rd January 1989. Therefore the proposed changes to the modern plate windows at first and second floors on the 2012 rear extension fall within these rights but they are included in this application set of drawings as they do demonstrate the intention to return the rear elevation of No.110 back to a more traditional and appropriate appearance with painted timber sash windows to harmonise with the rest of the rear elevation and adjacent houses.

Access:

The reinstatement of the staircase from ground to lower ground floor back into the common hallway will mean that once again all rooms in the house will be accessible independently. This will be an improvement on the current layout where the basement is only accessible via the living room, making it impossible to independently navigate around the house to all rooms. The new garden room extension would have level entry from inside to out. The rest of the access points remain unchanged.

