

**DESIGN AND ACCESS STATEMENT  
and HERITAGE STATEMENT**

**Flat 48a South Hill Park  
LONDON NW3 2SJ**

Flat A at number 48 South Hill Park is a two-storey flat on Ground and Lower Ground floor levels of a semi-detached building situated on the west side of South Hill Park in Hampstead, London. The 4-storey house was built in the 19<sup>th</sup> century between 1871 and 1891 and is attached to no. 50 South Hill Park.

No. 48 is divided into two flats entered from South Hill Park. The building is currently in good condition. It is inhabited and is safe, watertight and serviceable. The building sits on a rectangular plot of approximately 185m<sup>2</sup>, is unlisted, and is included within the 'South Hill Park Conservation Area'.

The property's elevations are visible from both the street and from Hampstead Heath.

In our proposed works we replace the modern PVC large windows on street elevation with sash windows with centre mullions and staff beads to imitate the original window constellation of ground and lower ground floor of neighbouring property, no. 50 South Hill Park.

We also propose to upgrade the floor and stair finishes in front light well, clean up the cable runs on the façade, reinstate the metal railing and gate, and additionally build a bin store to conceal the bins from street view.

To the rear we propose to replace all 1<sup>st</sup> floor PVC glazing for traditional style timber frame glazing. In addition, we propose to remove the modern aluminium glass extension to the rear of the sitting room on lower ground floor and replace this with a new extension.

The rear extension will be flat roofed with a maximum height of 3.3m and projecting 1.6m from the rear façade. It will be built with brick walls to match the existing and glazed doors to access the garden. To the flat roof area there will be a glass balustrade to the perimeter. The extension is not visible from the street and benefits from the screening effect of existing trees along Hampstead Ponds. The proposal does not encroach far into the garden and will therefore retain a reasonable area of garden space.

The works to front light well will enhance and contribute to Conservation Area's street scape. To the rear, facing Hampstead Heath, we believe the proposed elevation will upgrade the existing view from the Heath and contribute to a better environment for the occupants of the flat.



All work and works of making good will be finished to match original work in respect of material, colour, texture, and profile, and in the case of brickwork, face bond and pointing. All services will be fully refurbished. All the works are intended to be of the highest standard of craftsmanship with the simplicity and integrity of design at the core of our proposals, with minimal impact on the designated conservation area and to blend in through reinstatement of original features and keeping the modern extension's glazing design very simple and unobtrusive.

The existing garden is covered in stone and gravel which we propose to partially replace with lawn.

**Summary**

Replace all PVC windows to front elevation at ground and lower ground floor  
Demolish existing rear extension at lower ground floor  
Replace all PVC windows to rear elevation at ground floor level  
Erect new extension at lower ground floor  
Rear roof terrace at ground floor level  
Refurbish front light well and its stair and erect timber bin store  
Landscape the garden

