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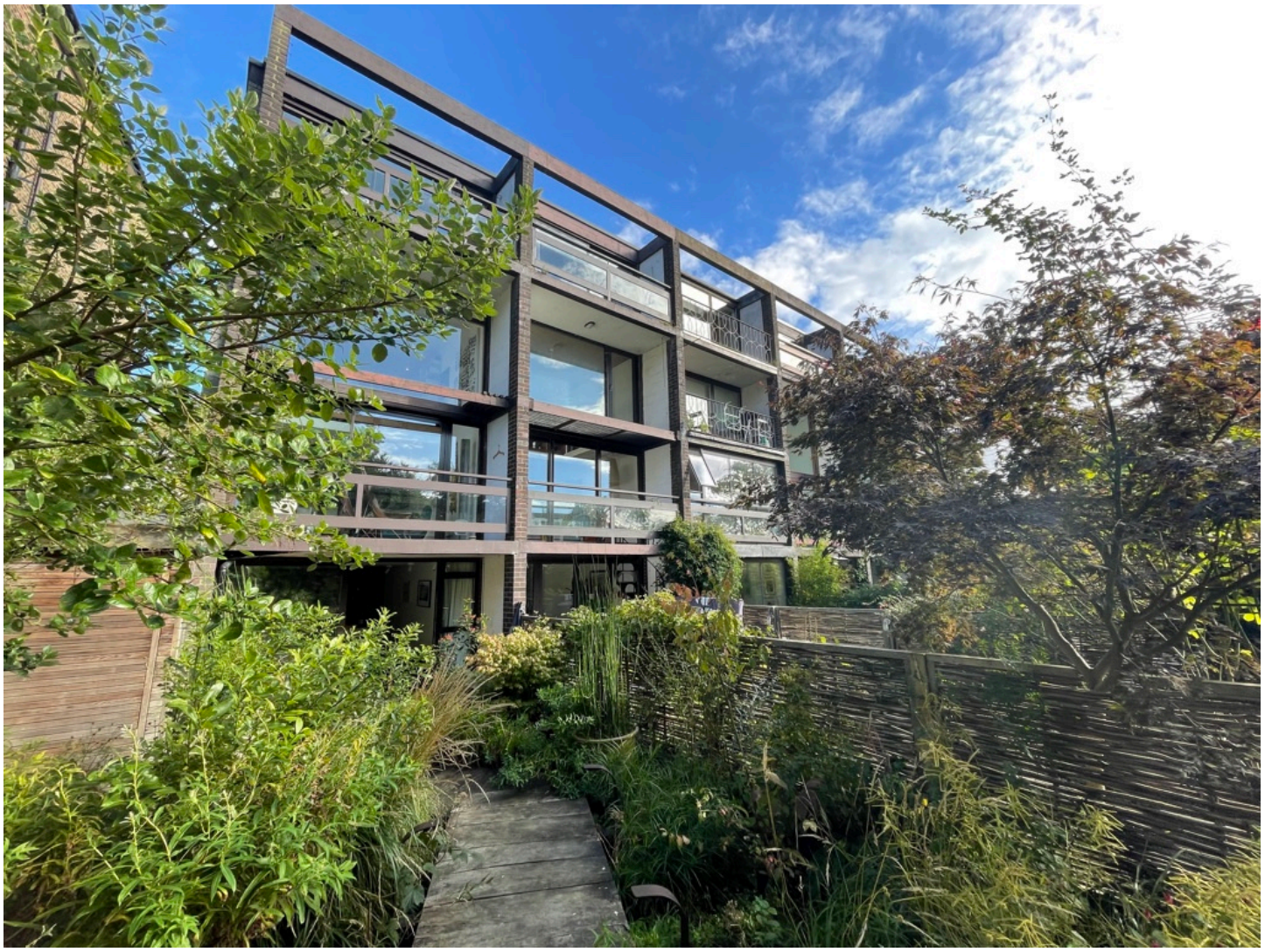
90 South Hill Park, London NW3 2SN
Design and Access Statement



1 Location

80-90 South Hill Park is a notable terrace of six modernist houses built to the east of Hampstead ponds by the architects Stan Amis with Bill and Gillian Howell between 1953 and 1956. Number 90 is the northernmost house in the terrace. The terrace granted Grade II listing in March 2015, list entry number 1409894.

2 Planning History

2014/6992/P Replacement of side extension with new side extensions, erection of cycle store and alterations to create a new shower room on lower ground floor level.

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2015/5884/INV *During to the carrying out of works approved in application 2014/6992/P, the properties were listed. An application was made to regularise these works. Following a site visit by the conservation officer, this application was deemed unnecessary and was withdrawn.*
2018/6158/L Replacement of two paved areas in the garden along with landscaping.

3 Brief

Our client seeks to replace fixed, sliding top-hung and side opening windows and doors in the rear elevation with new powder coated aluminium fixed, sliding and top hung windows and doors with better thermal performance.

4 Appraisal

According to the listing:

> The four-storey rear elevations are also defined by their strong gridded character, despite various changes across the terrace. The crosswalls project, terminating vertically as brick piers, and these are spanned by balconies, most with their original timber and glass balustrades at first and third floors, and some with their original pergola at second floor over the balcony beneath … The frames holding the glazing in the rear elevations have been variously renewed, but the fact that they are recessed back from the party walls, and that they all share a simple, modern aesthetic, reduces the impact of these changes.

At lower and upper ground floor levels and at the second floor, the rear glazing to number 90 is a brown painted aluminium framed double glazed system installed approximately 25 years ago. At first floor (mezzanine) level, fixed single glazing is installed in a timber frame; a top hung window in this section would provide ventilation but is inaccessible.
The double glazed portions have a U-value of approximately 2.8 W/m^{2}K; the single glazed portions have a U-value of approximately 5.8 W/m^{2}K. This poor thermal performance results in significant heat loss through the rear elevation requiring excessive use of heating to make the upper ground floor living room and mezzanine level study habitable during winter months.

5 Proposals

The preferred solution is to wholly replace the glazing with a new, thermally broken aluminium framed system that achieves a U-value of 1.3-1.5 W/m^{2}K.

6 Amount

The proposed solution will make no alteration to the floor area of the property. Glazing will be installed in the same locations as the existing, maintaining the simple modern aesthetic of the terrace

7 Access

No change is proposed to access, number of parking spaces or cycle storage.