

February 2022

**Ref: 01 SHPG**

London Borough of Camden  
2nd Floor, 5 Pancras Square  
c/o Town Hall, Judd Street  
London WC1H 9JE

Sent via Planning Portal only

**Design and Access Statement for 01 South Hill Park Gardens, NW3 2TD**

**Extension replacement at lower ground floor; lowering the cill in the LGF bay window on front elevation for the introduction of 2 doors; three new rear elevation windows; widening of door on existing balcony; removal of existing planters; removal of hedge trees; introduction of new skylight; enlargement of existing skylight**

To Whom It May Concern,

Please find attached Design and Access statement has been prepared by Charles Tashima Architecture for the refurbishment and alteration of this late Victorian semi-detached terrace house, as family home.

This application is submitted on behalf of the owners of the property, Jonathan and Lauren Segal.

This DAS forms a part of the submission made by Philip Kratz, Senior Head of Planning GSC Solicitors LLP.

The Heritage Report has been prepared by Philip Kratz, GSC Solicitors LLP.

**APPLICANTS**

Jonathan and Lauren Segal are owners of the Freehold and are developing the property for personal use. It is intended as a family home for many years to come. It is not a short-term investment or commercial venture. This is reflected in the care and attention given to the design and the detail of the proposed development.

**DRAWINGS AND PLANS**

The following documents, plans and drawings have been submitted with this application.

001-Location Plan	1:625 (din A1)/ 1:1250 (din A3)
002-Existing Site Plan	1:100 (din A1)/ 1:200 (din A3)
003-Proposed Site Plan	1:100 (din A1)/ 1:200 (din A3)
100-Existing Lower Ground Floor Plan	1:50 (din A1)/ 1:100 (din A3)
101-Existing Ground Floor Plan	as above
102-Existing First Floor Plan	as above
103-Existing Second Floor Plan	as above
104-Existing Third Floor Plan	as above
105-Existing Plan	as above
110-Proposed L Ground Floor Plan	as above
111-Proposed Ground Floor Plan	as above
112-Proposed First Floor Plan	as above
113-Proposed Second Floor Plan	as above
114-Proposed Third Floor Plan	as above
115-Proposed Roof Plan	as above
200-Existing Front Elevation	as above
201-Existing Rear Elevation	as above
202-Existing Side Elevation	as above
203-Existing Section A	as above
204-Existing Section B	as above
205-Existing Section C	as above
210-Proposed Front Elevation	as above
211-Proposed Rear Elevation	as above
212-Proposed Side Elevation	as above
213-Proposed Section A	as above
214-Proposed Section B	as above
215-Proposed Section C	as above

Illustrative diagrams cited	within DAS
Precedent images cited	within DAS
Photographs of the existing	Appendix A

**N STATEMENT**

**o Generally**

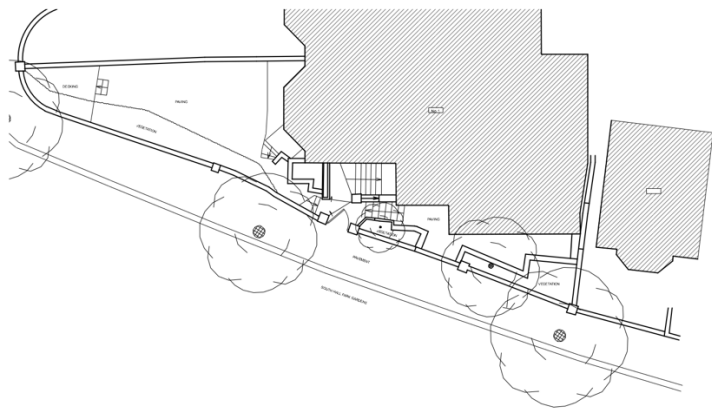
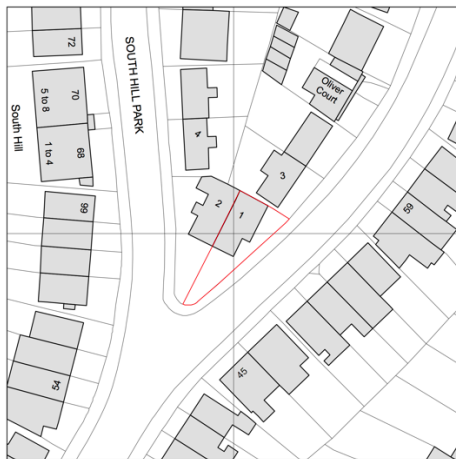
(refer to photographs in Appendix A)

- o.1 The house is a late Victorian, semi-detached terrace house that has been renovated in an ad hoc manner over an extended period of time – likely stemming from the 1970-80's.
- o.2 The quality of previous alterations and additions to this property has been generally poor – perhaps best described as expedient and economical. This includes internal alterations, finishes as well as poor architectural quality of the wrap-around extension on the lower ground floor. (see example image below)



view of existing wrap around extension, comprising many adhoc pieces.      piecemeal economy

- o.3 The development aims to keep the house largely as it is, proposing some strategic, carefully considered replacements and alterations. These have been holistically considered in careful consideration to the original Victorian building.



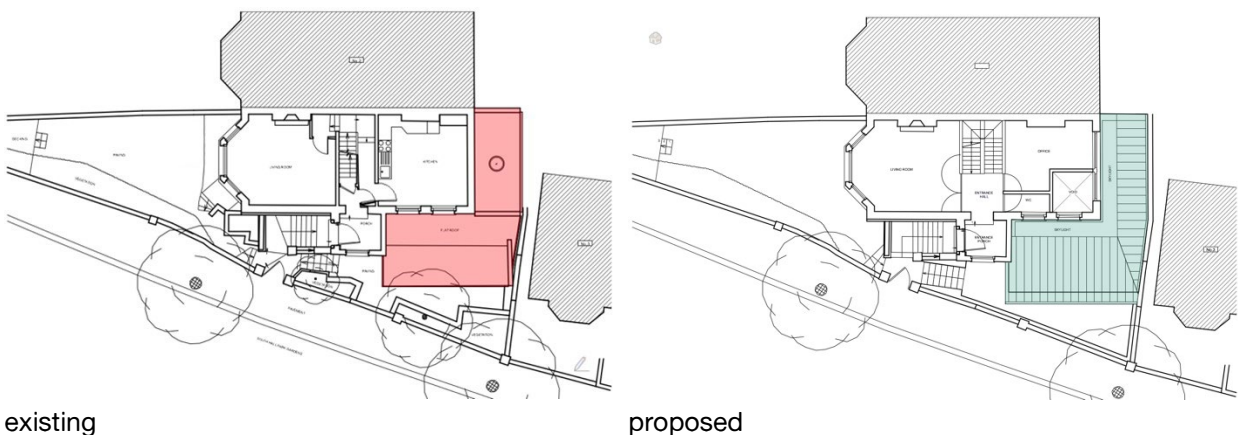
awkward citing of house on triangular site

- o.4 A primary reason for the proposed work is to improve the external garden areas and their relationship to the interior of the house. The house is awkwardly contained by a tapering site, hemmed in at the back and only a small triangular front garden. The house does not have the good fortune afforded other houses in the area,

each with relatively well sized gardens. As we are being asked to work more and more at home, there is the increased need to have connection to outdoor areas.

- 0.5 Further to the improved connection to the garden is the brief to improve the amount of light. As such the proposal seeks to introduce windows to the back as well as skylights to the main roof.
- 0.6 In addition to the proposed alterations, we anticipate undertaking repairs and enhancements to the building fabric both internally and externally. This is to ensure the building contributes to the overall appearance of the area. Areas include the following. (see images in appendix A)
- UPVC windows to be replaced with traditional double glazed timber sash windows
  - Existing external pipework to be rationalized into neater and more discreet runs
  - Redundant pipework to be removed
  - These are enhancements to the building
- 0.7 Our design approach is intended to be sensitive, modest and respectful to the building and the neighbourhood. Our clients have chosen to invest in this property on a street that they have admired for its location topography and consistency of architectural heritage, stemming from the late 19<sup>th</sup> Century.
- 0.8 The ambition is for high quality design, that positively contributes to the neighbourhood.
- 0.9 The proposed work will prove to be an enhancement the South Hill Park Conservation Area.

## **1 Extension replacement at lower ground floor**



- 1.1 We propose to replace the existing wrap-around extension at lower ground floor with a new one. The footprint of the new extension follows the existing. No increased footprint is proposed. It is important to note that there is a small roof overhang. This allows one to leave the door open on a rainy day.
- 1.2 The proposed extension comprises a pitched roof of zinc and steel doors (see precedent image below). In keeping with the colour of roofs in the area, it is proposed that the zinc is dark grey (see image below). Steel doors have been chosen in order to maximize the visual sense of lightness as well as to maximise the amount of light in what is a relatively dark corner.



zinc colour – ‘Anthra Zinc’



precedent image

- 1.3 The height of the extension is slightly higher than the existing. It has been raised in order to achieve a better sense of space and proportion both internally and externally. The top of the roof is set out so as to not encroach on the window cills of the ground floor. (see drawing below)

1.4

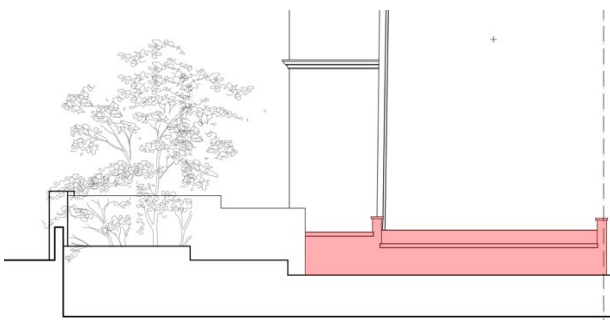


existing – Side Elevation

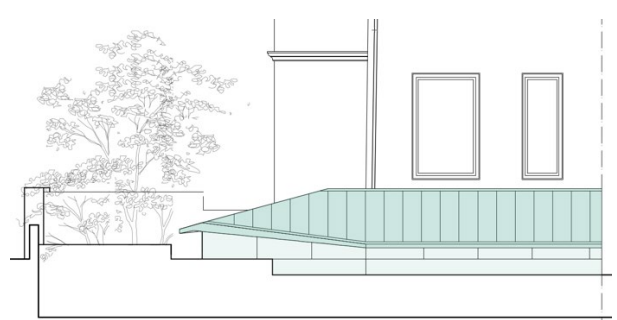


proposed – Side Elevation

- 1.5 It is important to note that very little of the extension will be visible from the street (see drawings above). This is due to the timber fencing and extensive vegetation. This proposal seeks to maintain this to provide privacy and sense of green. (see line of fencing above)



existing – Rear Elevation



proposed – Rear Elevation

- 1.6 The design is to be read as lightweight and minor in relation to the building as a whole. This sense of lightness has been emphasized in the simple ‘floating’ detail of the roof over the doors.

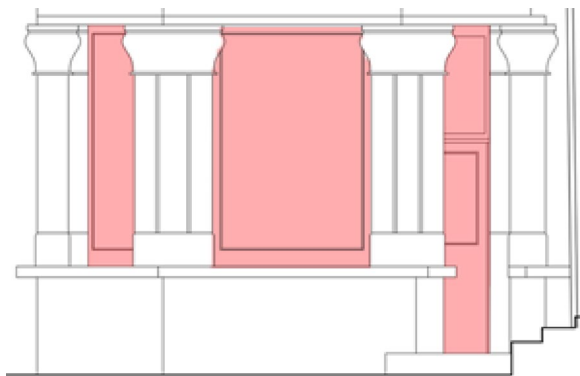


- 1.7 It is important to note that due to the sloping road, the garden fence and high vegetation, the extension is barely visible from the street.

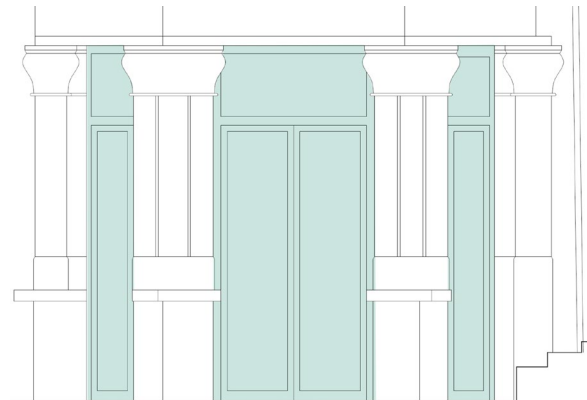
Reason

- 1.8 The current extension is of poor construction and in urgent need for replacement. The white painted UPVC is not only out of character for the area but have outlived their life. They are tatty and poorly insulated with draughts contributing to high heating costs.
- 1.9 The existing extension is of no architectural merit. Its unsightly appearance has been made worse by the piecemeal alterations made over an extended period of time.
- 1.10 It is our belief that the proposed design will not only substantially improve the internal use of the house, it will contribute to the neighbouring buildings and surrounding areas.

**2 Lowering the cills to the LGF bay window on the front elevation for introduction of 2 doors**



existing – with existing door on RHS



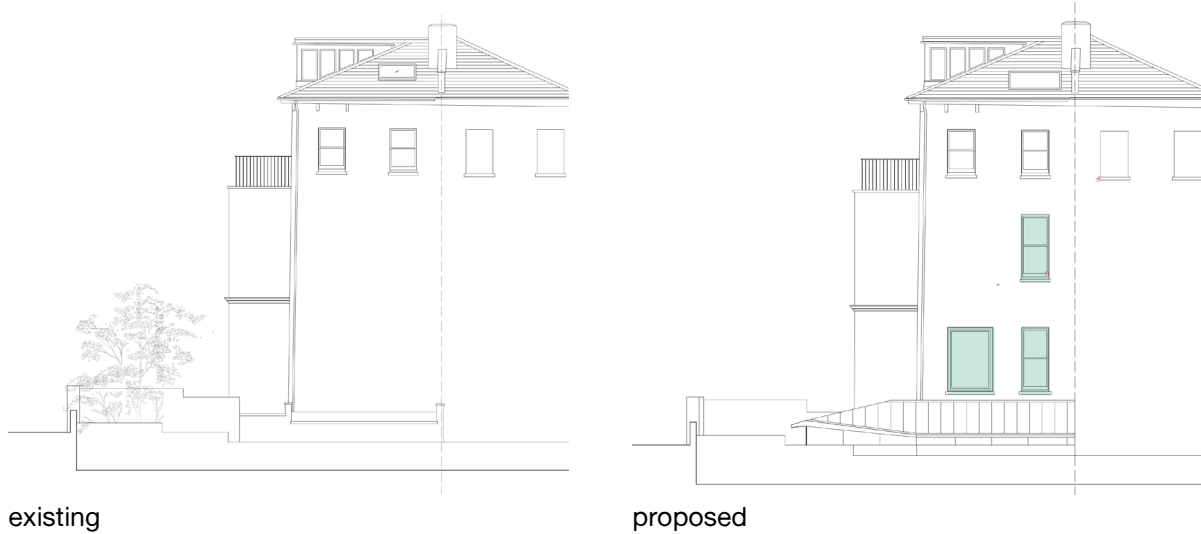
proposed – second door for access and symmetry

- 2.1 It is proposed to lower the window cill in the central window and on the LHS of the bay window, maintaining the bay window as existing, for the introduction of 2 new glazed doorsets.
- 2.2 The proposed new doors would be made of painted hardwood to match the other windows of the property.
- 2.3 The current door on the RHS would be taken out and replaced with a traditional painted hardwood door set to match the other windows and doors of the property.
- 2.4 The neighbouring property (no.2 South Hill Park Gardens) has a similar arrangement.

Reason

- 2.5 The additional door is desired in order to improve the amenity of the garden in its relationship to the interior of the house.
- 2.6 By adding the additional doors to the garden, the design will be symmetrical and in better keeping with period of the property.

### 3 Three new windows in rear façade



- 3.1 We propose the introduction of three new windows to the rear façade facing the garden.
- 3.2 A first window is on the Ground Floor - left. It is important to note that the role of this window is to provide light to the lower ground floor only. There is no direct physical access to this window. This window would be high-quality powder coated metal frame to match extension fenestration.
- 3.3 A second window on the Ground Floor – right. This window is the same width and position of the existing top right window. The role of this window is to provide light to what is planned as a study. This traditional sash window would be made of painted hardwood timber to match the other windows of the property.
- 3.4 A third window is on the First Floor – right. This window is for a proposed bathroom. This traditional sash window would be made of painted hardwood timber to match the other windows of the property.
- 3.5 While these windows open onto the gardens, there are no overlooking issues. They do not face onto any neighbours windows and therefore do not impact on any privacy. (see below image with a view out)



Reason

- 3.6 The introduction of these windows will improve the amount of light – particularly into the lower ground basement area.
- 3.7 The introduction of these windows will improve the relationship of the house to the outside and gardens. To be more in line with the amenities of the other houses within this loop – each with direct connection to the garden areas on all floors.

**4 Widening of door on existing balcony**



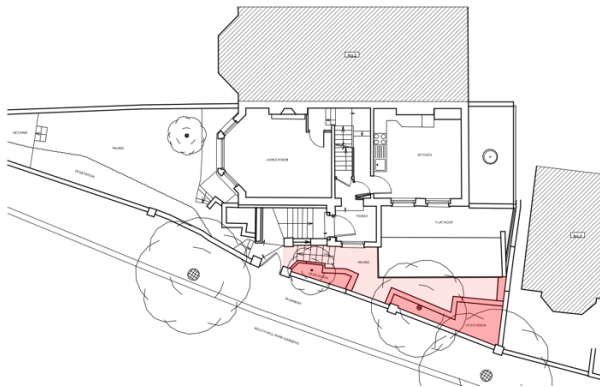
- 4.1 We propose to increase the width of the door onto this balcony. The design of the door would be made of timber matching the other doors of the property and the neighbouring houses.
- 4.2 By enlarging the opening size, there would be no changes to overlooking and privacy.

Reason

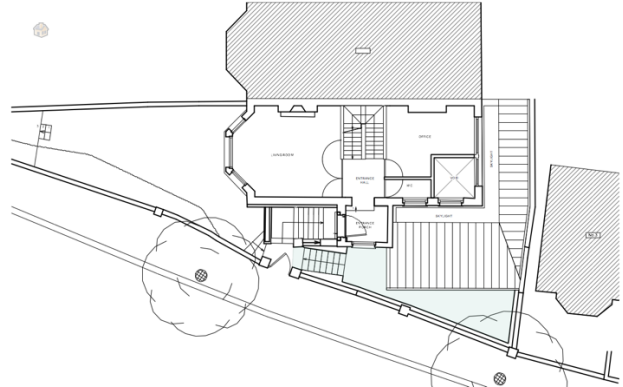
- 4.3 We believe that the widening of the door will improve the amenity of the house by increasing the amount of light. This is of particular importance as the building is lacking in external space – having no rear garden.
- 4.4



## **5 Removal of existing planters**



existing



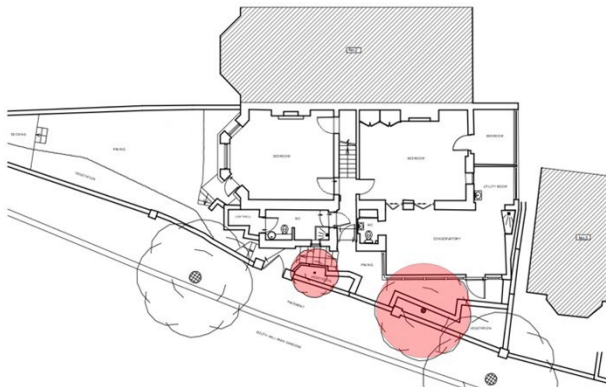
proposed

- 5.1 We propose the removal of some existing planters to provide a patio area. The removal would be undertaken with a chartered structural engineer.

### Reason

- 5.2 The removal of these walls will improve the use and sense of space for this lower ground basement hard terrace area. Due to narrowness of the space and the height of the street, it is essential to gain as much light and space through this.
- 5.3 These walls cannot be seen from the street and will therefore have no impact to the neighbourhood.

## **6 Removal of two hedge trees**



existing



6.1 It is proposed that two trees are removed (see above two trees, as indicated)

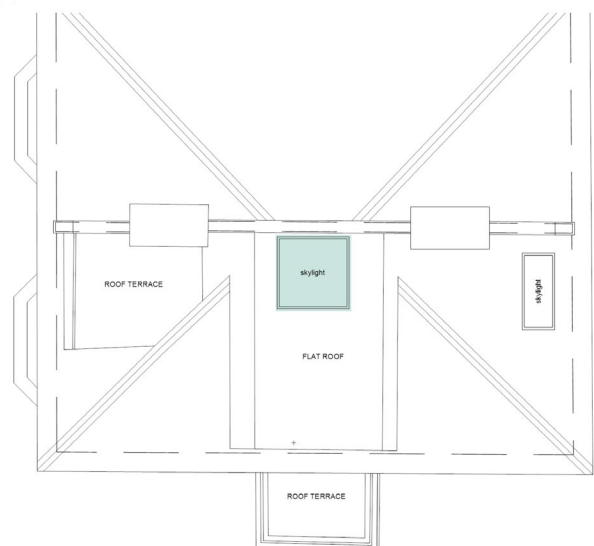
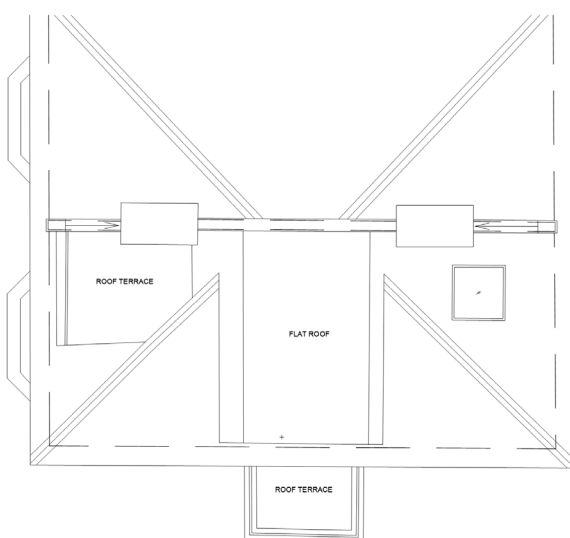
6.2 The two trees are of no arboricultural interest and have grown untidily as part of the hedge. Needless to say, the trees are not protected by a TPO.

Reason

6.3 It is necessary to remove the trees in order to enable reconfiguration of the retaining walls at lower ground floor level.

6.4 These trees are overgrown, untidy and unsightly. They do not contribute to the character of the conservation area and detract from the house.

## 7 Introduction of new skylight



existing

proposed

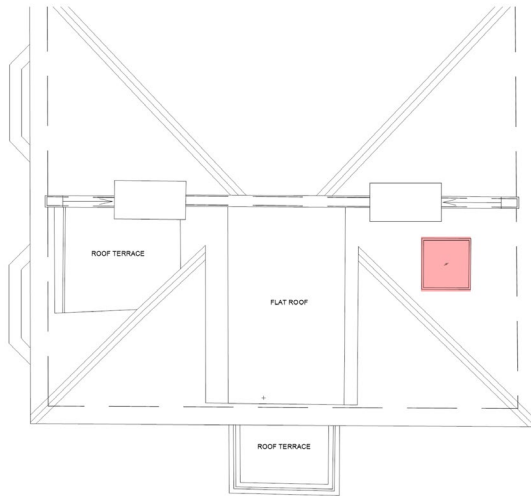
7.1 We propose the introduction of a skylight to the flat area of the main roof.

7.2 This skylight will not project above the roofline and will not be visible from the street.

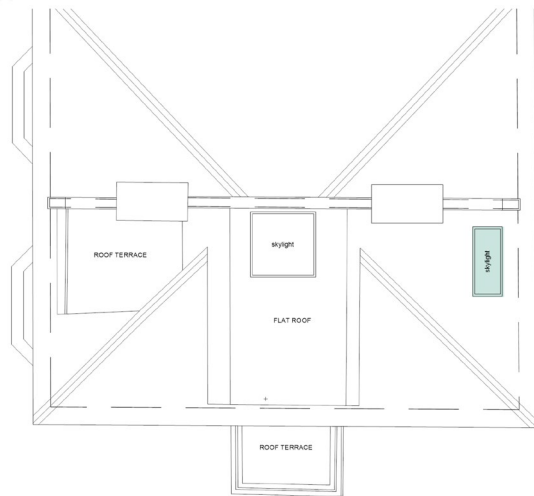
Reason

7.3 To improve the overall sense of light and air to the property.

## **8 Enlargement of existing skylight**



existing



proposed

8.1 We propose to replace the existing skylight on the North side roof slope, with a new skylight in a slightly different location, to better illuminate the second floor.

8.2 The proposed skylight will not project above the roof slates.

### Reason

8.3 To improve the overall sense of light and air to the property.

## **9 Conversion of existing LGF entrance door to window**



9.1 We propose to replace the existing entrance door to the Lower Ground Floor with a window.

9.2 The proposed window will be a painted timber frame.

### Reason

9.3 To improve the overall sense of light and air to the property.

## **ACCESS STATEMENT**

No.01 is accessed from the pavement via a side entrance gateway with brick piers. No alterations to the existing are proposed.

Yours sincerely,

Charles Tashima

Director

## **APPENDIX A**











