

# 101 South End Road

## Design and Access Statement

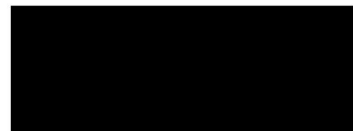
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101 South End Road  
Hampstead  
London  
NW3 2RJ

London Borough of Camden

April 2022

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This Design and Access Statement has been prepared by Hugh Cullum Architects in support of a householder planning application to replace an existing rear extension and make a number of minor alterations to the house at 101 South End Road in the Hampstead Conservation Area.

The alterations are relatively simple and uncontroversial in scope. Given the current pressures on the planning department this simple statement has been prepared in lieu of a full design and access statement in order to discuss the key matters more efficiently.

The house has been empty for almost two years and following its purchase by a new owner, we have been instructed to redesign the interior and exterior in order to improve the overall quality of design and increase energy efficiency so far as is possible. The energy efficiency measures such as internal insulation, solar panels, and heat pumps are largely out of the scope of the current application. This application seeks to secure permission for a number of physical alterations to the building in the interests of good design.

Permission is therefore sought for the following alterations:

- **The replacement of an existing rear extension and terrace**, almost like-for-like but with a larger terrace. The reason for this is that the existing extension is of poor design, poor thermal efficiency, and is not watertight.
- **The replacement and reorganisation of fenestration on the lower ground floor facade.** This is to accommodate alterations to the internal plan, and also to improve the appearance of the building.
- **The creation/extension of a 'boot room' below the existing entrance**, opening onto the existing lightwell area. This is to make better use of a currently underutilised space.
- **The like-for-like replacement of the existing porch canopy.** This is in order to improve the design of the modern 'pastiche' classical entrance.

The building, while appearing historic, in fact dates from the mid twentieth century when an earlier eighteenth century cottage was largely demolished and replaced. Since that time the house has suffered a number of 'pastiche' classical interventions. Our approach has therefore been to design in keeping with the building's intended Regency Era appearance where appropriate, and to introduce minimal modern design where not visible by neighbours or the wider public.

Site

## Heritage Significance

Despite appearing to be a Georgian terraced house, the planning records reveal this building to have been rebuilt following a permission granted in 1938 (London County Council reference 23066). A number of unusual features give this away, particularly the lapped tile sills and exposed sash boxes, features entirely inappropriate to a Regency townhouse.

Preliminary investigations revealed the facades are built from keyed Fletton bricks, confirming the modern date of the house. Some parts of the floor are also formed from reinforced concrete.

As such it is considered a reasonable assessment that this building has little heritage significance in itself as a non-designated heritage asset.

It is however recognised that the building falls within the immediate setting of listed Regency townhouses and the wider Hampstead Conservation Area. It is considered that the Regency appearance of this building forms an important part of the setting of the neighbouring buildings, and contributes positively towards the appearance of the wider Hampstead Conservation Area.

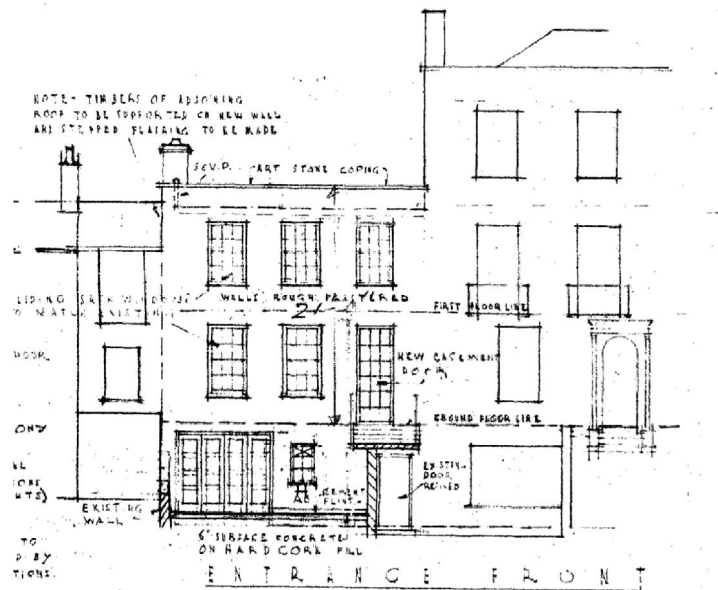
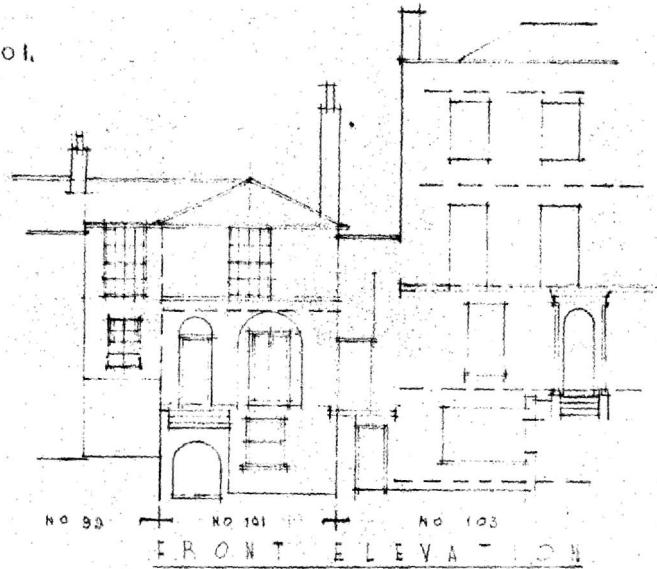
Following this argument, our approach has been to preserve or enhance the setting of neighbouring listed buildings and the wider CA where opportunities arise, and to pursue a more modern approach where it is considered there is no effect upon neighbouring buildings or the wider area.



101 & 103 SOUTH END RD,

N.W. 3.

DRAWING NO. 1.



Existing and proposed drawings from the 1938 planning application - London County Council reference 23066

## Design

# Front Alterations

Given the proximity to neighbouring listed buildings, alterations to the front facade are minimal and considered to improve the Regency appearance of this building.

### Replacement Fenestration - Lower Ground Floor

The fenestration at ground and first floors has been applied for in a separate application awaiting validation. This application only refers to the lower ground floor.

The size and shape of the openings has been determined by the requirements of the client and rearrangement of the internal plan form. Nevertheless we have sought to improve the appearance of the building and specifically to draw upon the building's intended Regency appearance.

As such the window openings have been given arched lintels, as was usual practice on the incidental elevations of Georgian buildings, including basement, side, and rear elevations. This was because arched lintels were easier to construct than the more prestigious flat arch lintel commonly used on the visible parts of a building. A plaster course has also been introduced between ground and lower ground floors, again to differentiate the incidental lower ground floor from the upper ground floors.

### Extension and Improvement of Entrance Undercroft

The existing 'undercroft' area below the entrance steps has been extended out 'leftwards' as seen in elevation, with a pitched glazed roof over. Given its lack of visibility and modest size, this is considered to be an acceptable and unremarkable addition to the building.

### Replacement of Porch (Like for Like)

The existing porch canopy is proposed to be replaced like-for-like, except the poor quality timber columns will be replaced with reclaimed cast-iron columns, and the canopy above built to a better quality. Given that this feature is non-original and poorly constructed, this is similarly considered an acceptable alteration.

EXISTING



PROPOSED



- *Windows all replaced with triple glazed sash windows - sash boxes hidden by masonry lip.*
- *Existing space under entrance extended with glazed roof over.*
- *Lower ground floor fenestration altered in keeping with Regency style - arched window openings, and plaster course above.*

Poor quality timber canopy with asphalt roofing over



Existing fenestration at lower ground floor - the unusual arched windows sits in an old garage door opening.



## Design

# Rear Alterations

As part of this application the existing rear extension is proposed to be demolished and replaced, largely to the same dimensions but including an extended terrace. An image of the rear elevation can be seen on the following page.

The existing extension is of poor design and of very poor thermal efficiency. It has also been constructed improperly allowing water ingress in multiple locations. As such we have been instructed to replace the extension largely like-for-like but to a far better specification, both in terms of design and thermal efficiency.

In planning policy terms, as the volume is not materially different to the existing the principle of development is considered acceptable, subject to appropriate design.

As the extension is nowhere visible in elevation except to the occupants, a modern approach to its design has been pursued in place of the existing 'pastiche'. The design is uncontroversial and simply consists of a typical light steel framework with aluminium framed glazing, following a modern interpretation of the existing 'glasshouse'. It is anticipated that details will be secured by condition.

The main policy consideration is anticipated to be the extension to the terrace and the associated impact upon neighbouring amenity. We have carefully considered this impact, and sought to improve privacy of neighbours rather than diminish it through these changes.

The existing terrace allows for substantial overlooking in both directions, with no screening or planting to mitigate against this. We are simply proposing to install permanent planters along the perimeter of the terrace to prevent any overlooking at all into neighbouring gardens, without causing undue visual obstruction through fences, walls, or permanent screens. This is shown in plan on the following pages.

It is anticipated that details of the permanent planters will be secured as a pre-commencement condition to use of the terrace.

Some minor relandscaping is also proposed to accommodate a lowering of the internal floor level, although this is not considered to require planning permission.

Overall, the development is considered to be uncontroversial, neighbourly, and likely to improve the thermal efficiency of the building significantly.



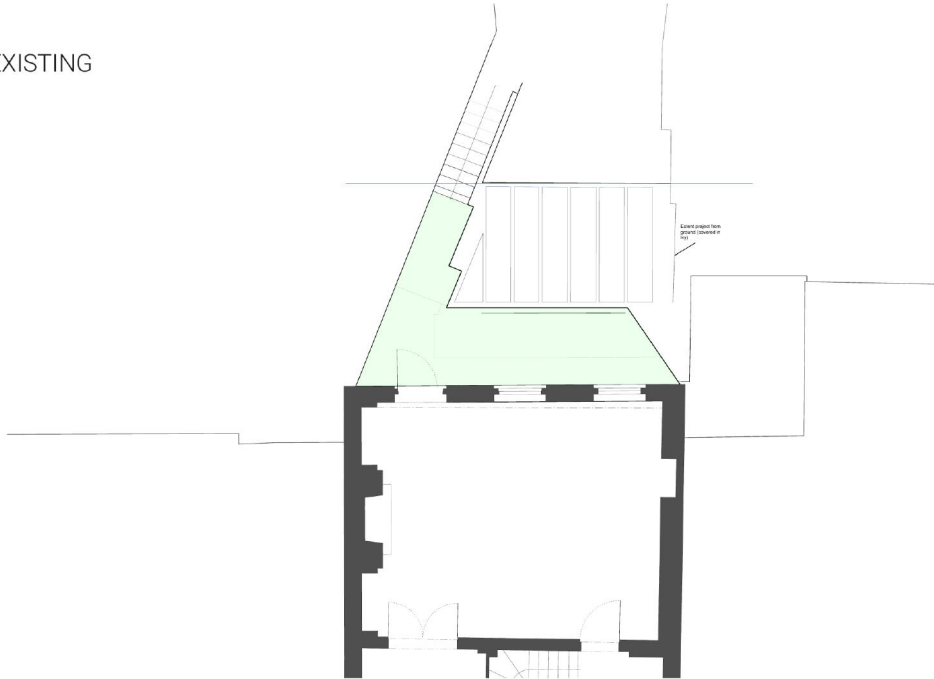
EXISTING REAR ELEVATION



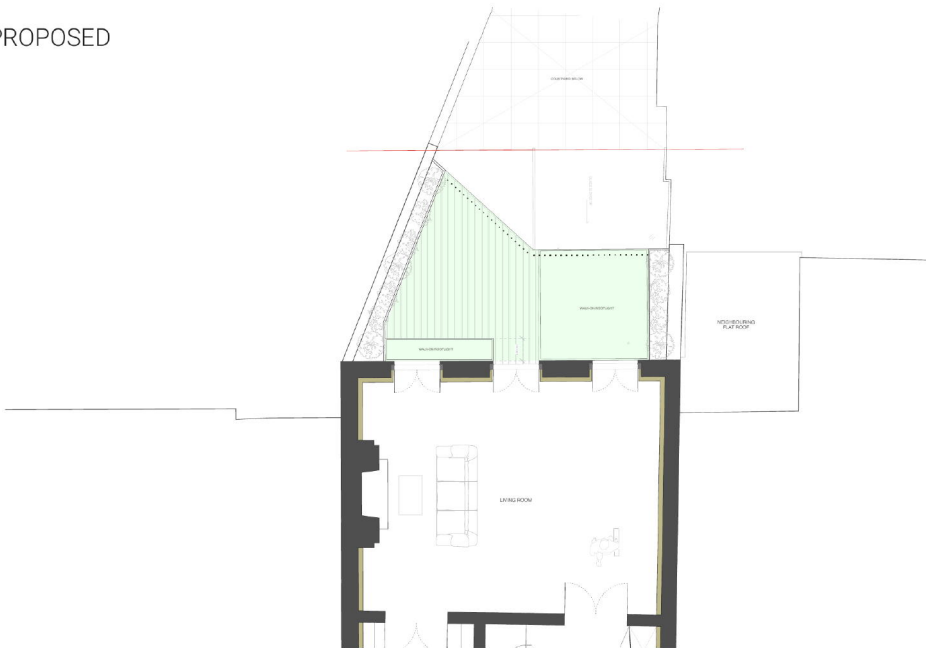


- *Windows replaced and installed behind masonry lip (as part of already lodged application)*
- *Rear extension demolished and replaced with glazed equivalent to same dimensions*
- *Existing garden party walls built up and repaired as necessary in order to provide screening and support the extension.*

EXISTING

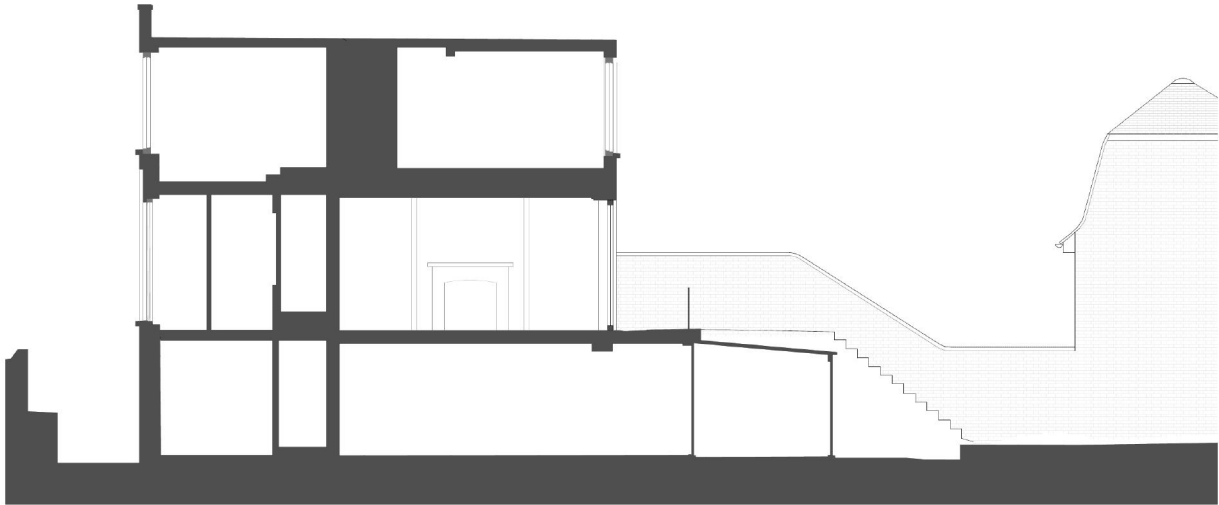


PROPOSED



- Usable terrace area highlighted in green
- Note proposed permanent planting either side of the terrace
- Part of terrace floor formed from walk-on rooflights to improve lighting into lower ground floor below

EXISTING



PROPOSED



- Note same configuration as existing with solid flat roof and glasshouse projecting beyond.
- Permanent planting shown indicative in background
- Existing concrete stairs removed to improve security and general design

### View of Existing Terrace

Note the lack of screening allowing overlooking into neighbouring garden. Note also the ad-hoc waterproofing repairs required to prevent further water ingress to building below.



Internal View of Rear Extension



## Conclusion

Overall, this planning application is considered simple and uncontroversial, genuinely benefitting the design of the building and conservation area, while also improving thermal efficiency and improving the privacy of neighbours.

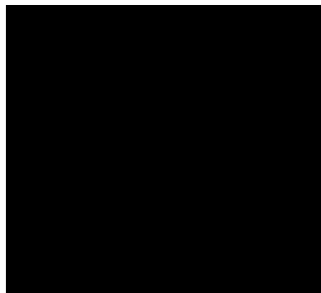
Given the modest nature of the application, we hope that this brief Design and Access Statement is sufficient. We are available to discuss this application by email, telephone, or in person should any queries arise.

There are no significant new additions proposed to the building. The area of the terrace is increased slightly, and the existing undercroft to the entrance steps is increased slightly. These modest increases are considered acceptable, causing no appreciable impact upon neighbours or the wider community.

While it is not the intention of this statement to list all relevant policies and argue the compliance of this application with those policies, no conflict with any adopted policy, specifically within the NPPF 2021 and Camden Local Plan 2017, has been identified. Given our experience of over twenty years working in Camden, we are also of the opinion that the application clearly complies with the development plan when considered as a whole. It is hoped that in the event that any conflict is identified, the planning officer will contact us directly to discuss how such conflicts could be overcome through revisions.

In an absence of any such conflict, we respectfully request that this application is granted without delay in line with the requirements of the NPPF 2021.

*HUGH CULLUM ARCHITECTS LTD*



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