**DESIGN, ACCESS AND HERITAGE STATEMENT**

**256A BRIXTON HILL, LONDON SW2 1HF**

The application site comprises a series of early 20th century facing brick with painted traditional mouldings and an original attractive high ceilinged glazed; the rear area extending backward with a high vehicular undercroft access underneath attractively proportioned residential units now divided into 3No. flats.

The proposal is to provide 2No. additional two bedroom flats with generous areas and facilities including private amenity space.

The application also includes for full refurbishment and alteration of existing two storey restaurant area to include a pitched roof located behind the existing and extended stonework balustrade to allow for increased ceiling heights at ground floor and mezzanine levels.

The site lies within the Rush Common and Brixton Hill Conservation Area. In the Rush Common and Brixton Hill Designation Report 1997, item 2.2, page 4 “Careful consideration was given as to the western boundary of the proposed Conservation Area - initially this was to have run up Brixton Hill itself, however this would obviously not protect the very important frontage along the west side of Brixton Hill which exerts a fundamental impact on the character of the 200 year old Rush Common.”

Although not described specifically in the Report, the application site includes a row of commercial properties fronting Brixton Hill constructed in the early 20th century. The contribution to the Conservation Area is demonstrated by the masonry dressing type parapet and detailing framing large window shop frontages below. The proposed scheme fully maintains this attractive appearance and enhances it by turning the parapet perpendicular to Brixton Hill to enclose the high level corner above the stepped down building to the south.

The proposed extended internal raised flat roof section will be replaced with a low level pitched roof behind the parapet formed in traditional lead/timber roll detailing to retain the character and appearance of the original building within the Rush Common Conservation Area. As stated in other applications, the rear section provides a similarly detailed scheme to resolve the many and varied outbuilding and extensions undertaken over the past century.

Overall the proposals will provide complete regeneration and improvement with full use of existing buildings. The proposals would use materials to match and in harmony with the existing: handmade facing brickwork and masonry details.

The layout will exceed London Housing Standards and Local Authority recommendations and provide disabled access to all facilities.