

21 Hillfield Road, London, NW6 1QD

Design & Access Statement

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Introduction

22 Hillfield Road is a traditional early twentieth century mid-terrace town house in the London Borough of Camden. The clients would like to extend and refurbish their home to better suit their needs and bring the home a new lease of life with a full interior refurbishment.

The building is constructed of load bearing masonry, as is typical of this era; the front elevation is painted a light grey with white accents around doors and windows, the rear elevation is exposed London stock brickwork for the most part, with some portions of white painted brick at ground level. The house is set back from the pavement edge, accessed by shared external steps due to the level change. The raised front garden sits behind a retaining wall and comprises over-grown shrubs.

Client brief + aspirations

The client would like to extend and reconfigure their existing home to both improve the existing fabric by giving a new lease of life and adapt it to better suit their needs, including; extending into the side and rear garden at ground level to provide a bigger, more social open plan kitchen/dinning space, ground floor utility room and improved storage. At the upper levels a rebalance of bedrooms and bathrooms is proposed, resulting in the loss of a bedroom in lieu of an additional bathroom. Original plan form and features are to be maintained.

Front elevation + access

Access to the property remains as existing, directly of Hillfield Road. Improvements to the street-facing elevation include new planting, a dedicated bin store and a repaired pavement-edge retaining wall to match the existing. The client has aspirations to replace or refurbish the existing timber sash windows to improve energy efficiency (reduce heat loss) and acoustics, budget permitting.

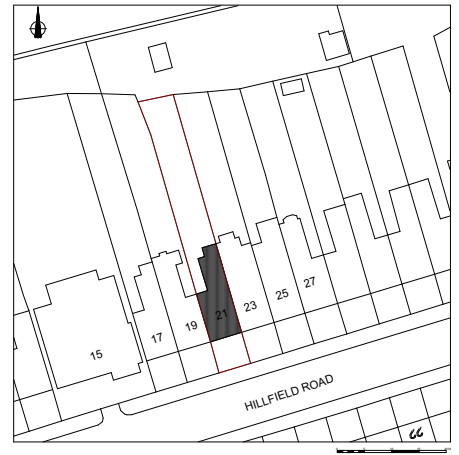
Form + layout

The proposed ground floor plan looks to extend into the side and rear garden, squaring-off of the L shaped footprint to provide additional space which in turn allows for a well proportioned kitchen and dining area overlooking the garden along with a multi-purpose study, dedicated utility space, WC and much needed storage in the centre of the plan.

The single storey extension includes generous glazed rooflights to provide good levels of natural light to the interior, along with large openings to the north-facing garden to maximise on light and views.

The second bedroom at first floor is reconfigured into a large en-suite and dressing area appended to the master bedroom and the existing main bathroom and separate WC are combined and modernised.

At second floor the utility space is removed allowing for the landing and eaves storage to be reconfigured, improving the usable space and storage opportunities. New rooflights are proposed to the front and rear elevation to bring natural light to the interior stairwell. No change to the roof form is proposed.



Site OS map of existing



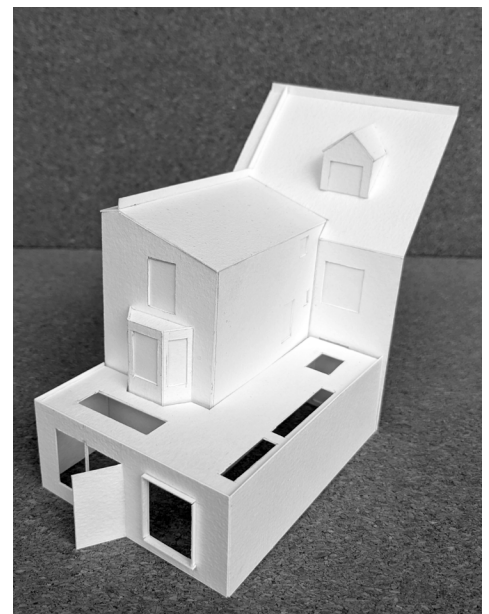
Model of proposed rear elevation



Existing front elevation - Hillfield Road



Existing rear elevation



Model of proposed rear extension - isometric view

Materiality

Brick is the vernacular cladding material and it is proposed for the new single storey extension, tying this new form into its context. Drawing from tones in the existing stock brick, a lighter brick tone is proposed for the upper portion of the new elevation, paired with a darker brick base, culminating in a restrained palette of high quality materials which compliment the existing fabric. Dark grey aluminium window/door frames, hoppers and downpipes complete the palette externally. A sedum living roof is proposed to the flat roof of the extension to improve biodiversity and soften the view from above.

Primary Materials



Existing London Stock brick

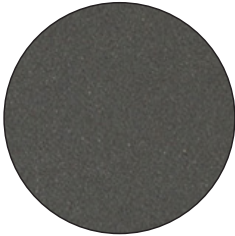


Proposed light 'Stock' brick upper



Proposed dark brick plinth

Details & accents



Dark grey window/door frames



Timber accents (internal)



(Green sedum roof)



Proposed rear elevation



Proposed front elevation



Proposed interior view - ground floor 'wrap around' extension

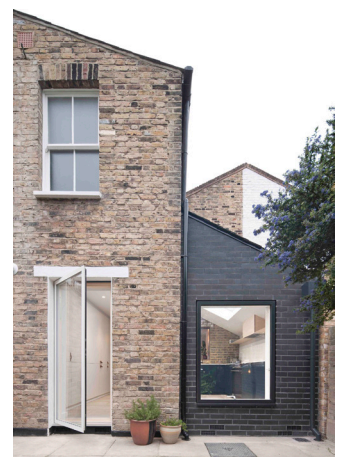


Precedent study 01 - light brick

Context + planning history

19 Hillfield Road

The adjoining property to the west was granted permission in 2020 (application ref. 2020/2208/P) to erect a ground floor side infill and rear 'wrap around' extension, creating an open plan kitchen dining space, study, utility and WC. This application for 21 Hillfield Road follows the principles of the approved massing and plan form, greatly improving the internal spatial arrangement whilst remaining sympathetic to the existing neighbours' and their gardens. Also constructed of a multi stock brick and dark grey window/door frames, the existing extension at no.19 and proposed extension at no.21 will form a unified pairing of ground floor additions to the existing fabric of terraced homes.



Precedent study 02 - dark brick