

26th January 2024

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

Dear Sir / Madam:

RE: ANSCILLARY GARDEN ROOM TO 33 HILLFIELD ROAD, NW6 1QD.

We wish to submit information to support a planning application for the works outlined above. Please find enclosed the relevant drawings and design and access statement to satisfy this application.

DRAWINGS & DOCUMENTS

270-EX-02-010 SITE LOCATION PLAN
270-EX-02-100 EXISTING GROUND FLOOR PLAN
270-EX-02-200 EXISTING SECTION AA
270-EX-02-300 EXISTING ELEVATIONS
270-PL-02-100 PROPOSED GROUND FLOOR PLAN
270-PL-02-101 PROPOSED FIRST FLOOR PLAN
270-PL-02-200 PROPOSED SECTION AA
270-PL-02-300 PROPOSED ELEVATIONS
THIS PLANNING AND DESIGN AND ACCESS STATEMENT

PLANNING AND DESIGN AND ACCESS STATEMENT

LOCATION

The application site is located on the north side of Hillfield Road, a residential street within the borough of Camden. The existing property is not listed, nor does it lie within a Conservation Area.

The site is located in proximity to Kilburn, West Hampstead and Hampstead stations.

SITE ANALYSIS

The property at 33 Hillfield Road is a terraced house which has been previously split into 2 flats. This application relates to the ground floor flat, which has ownership over the rear garden.

The existing building has been extended to the rear. A masonry, pitched-roof extension matches the width of the rear wing, and extends into the garden. Beyond that, an open-sided lean-to canopy extends further.

Exiting the flat to the rear, steps provide access from a sunken area of hardstanding to the garden, from which the level terraces upwards, supported by railway sleepers.

Beyond the rear boundary, it is assumed that a historic change of land ownership has resulted in one of the neighbouring properties extending their external demise beyond that of no.33 and others. Directly

beyond the rear boundary fence is a timber structure belonging to that neighbour. The garden is flanked by timber fences on both sides.

DESIGN PROPOSAL

This application seeks approval for the installation of an ancillary structure at the end of the rear garden, accessible to the ground floor flat only.

The structure will be constructed on a newly installed plinth, approximately 18m from the existing rear façade of the building.

The structure will be timber framed, with vertical timber cladding, a flat roof, and powder coated aluminium doors and windows.

The substantial length of the garden and presence of trees and foliage create a comfortable context for the introduction of a timber-clad structure.

A number of other properties on Hillfield Road have carried out similar projects.

ACCESS

Existing access to the property is by the original front door from Hillfield Road, into a ground floor communal lobby. A secondary door then provides access to the ground floor unit.

As a terraced property, access to the garden is only possible through the flat.

The proposed ancillary room will be pre-fabricated, which will reduce the requirement for construction access and reduce the volume of waste to be removed.

CONCLUSION

We believe that the proposals set out in this application represent a balanced development of the site, and do not represent a negative impact on this property.

Yours faithfully,

JOE ASHTON

FOR AND ON BEHALF OF Mutiny Architecture Ltd.