

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: SIDE AND REAR EXTENSION 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 construction of a part side, part rear extension.

The proposals will first require the demolition of the existing rear extension and lean-to canopy.

The existing rear extension has been constructed as an add-on to the rear room of the property, creating an internal layout that requires the two rear-most rooms to be accessed through the central living room. This is unsatisfactory for the occupier, and does not comply with building regulations with respect to fire.

The existing rear extension will be replaced with a part side, part rear extension, which will create an open plan living space to the rear, whilst regularising the internal access route and making the layout compliant with building regulations. The extension will also create the additional space required for a study.

The new external rear façade will be finished in stock brickwork to match the existing building. New aluminium powder coated sliding doors will maximise natural light to the space, and provide access to the garden.

The side element of the extension will increase the building massing alongside the neighbouring building at 31 Hillfield Road. This is mitigated significantly by the topography of the land, which sees the properties along Hillfield Road stepping up from East to West. As such, the ground level at no.31 Hillfield Road is higher than that of the application site, reducing the impact of the additional massing.

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.