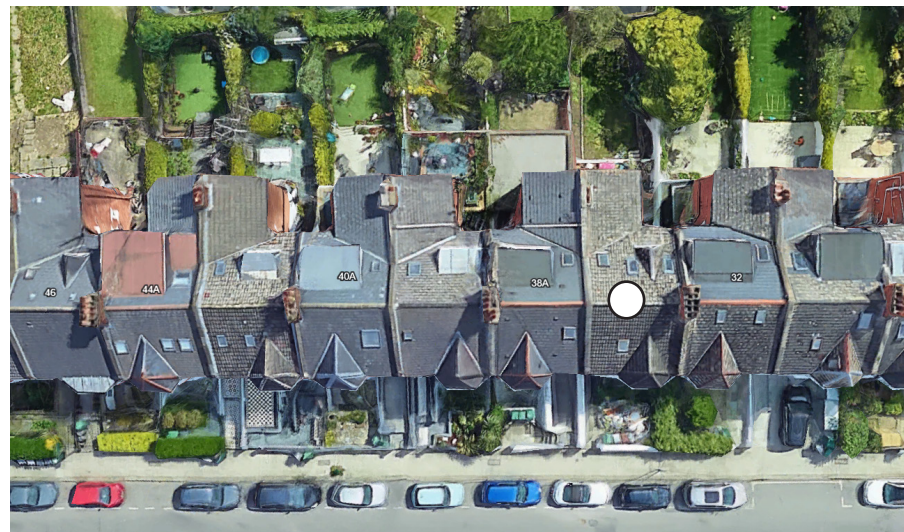


34 Hillfield Road

NW6 1PZ

Design & Access/Planning statement



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Issue

Revision	Date	Comment	Checked
A	17.07.24	For Planning Issue	

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1.0 Executive Summary

The application site is a four storey terraced single dwellinghouse on Hillfield Road within the Fortune Green ward of the borough of Camden. The existing property is not listed, locally or nationally, and does not lie within a Conservation Area.

The proposed development is not classed a basement but rather a lower ground floor as per the below guidance on Camdens CPG guide (2021):

Lower ground floors

Storeys built partially below ground are common in Camden, in particular in historic buildings. To be considered a lower ground floor and not a basement the storey must typically:

- Have a significant proportion above the prevailing ground level,*
- Be accessible from the outside of the building at the front and rear of the property,*
- Form part of the original fabric of a building, and Form part of the character of the area.*

The proposals for this planning application include:

1. Excavation to existing lower ground floor to allow for new utility room at the front (enlarging existing excavated area) and enclosing within footprint of house at LGF
2. New stairs from street level (Front garden) to replace existing spiral staircase and better the access between street level and LG floor, inc new balustrade to front garden at upper ground floor and new tiled finish to replace existing grille.

1.1 Site Photos



2.0 Site Location & Character

The proposed works to the front at lower ground floor aim at enlarging an existing excavated space to the front in order to achieve better access via a new straight staircase to LG from street level but also to allow for a utility room at the front and remove the grille currently leading to the front door at upper ground floor level and replace it with a tiled floor finish

Although No.36A had an extension for a shower room approved in 1972, the proposals aim to achieve a similar result by adding a utility room to the lower ground floor. This might not be applicable to be used as a precedent however the current front streetscape comprises of this and it reflects the current condition so should be taken into consideration when looking at the overall look of the proposal.



3.0 Relevant Policy

The proposal addresses Local and National Development Policies including;

NPPF - December 2023

London Plan 2021

FORTUNE GREEN & WEST HAMPSTEAD NEIGHBOURHOOD PLAN

Camden Planning Guidance: Basements January 2021

London Plan (March 2021)

D3 Optimising capacity through the design-led approach

D4 Delivering good design

Design scrutiny

Design and access statements submitted with development proposals should demonstrate that the proposal meets the design requirements of the London Plan.

The proposal is accompanied by this Design and Access statement ensuring that there is clarity on the proposed scheme approach and on how it addresses and complies with the national and local policies.

Camden Local plan

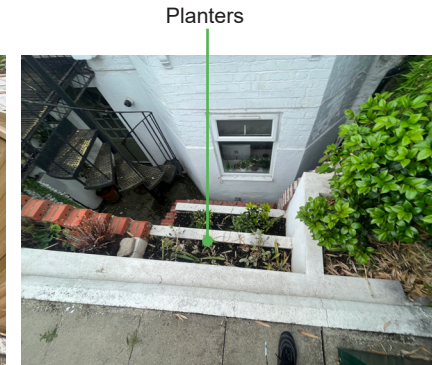
Policy A3 Biodiversity

The Council will protect and enhance sites of nature conservation and biodiversity. We will:

c. seek the protection of other features with nature conservation value, including gardens, wherever possible;

f. seek to improve opportunities to experience nature, in particular where such opportunities are lacking;

The proposed excavation at the front of 34 Hillfield Road at lower ground floor level does not propose to remove any green areas from the existing front garden. As shown in the site photographs below the front garden as existing has got minimum green space with the exception of a few stepped “planters” towards the front bays, which are almost inaccessible and hence not maintained.



The proposed development will allow for better use of the front garden and ensure landscaping is in place to allow for more green areas to the front elevation which can be easily accessible and can be visible from the street compared to the existing

Policy D1 Design

The Council will seek to secure high quality design in development. The Council will require that development:

e. comprises details and materials that are of high quality and complement the local character;

f. integrates well with the surrounding streets and open spaces, improving movement through the site and wider area with direct, accessible and easily recognisable routes and contributes positively to the street frontage;

The proposed development is very much in line with the local character, almost mirroring the current front garden condition of neighbouring property No.36 Hillfield Road. It integrates well with the street and variety of front gardens along Hillfield Road as seen in site screenshots further into this document. Most of the properties on the left of 34 Hillfield Road (36,38,40 etc) have got better access to the LG front comprising of mostly non metal straight stair runs from street level.

Additionally, the front garden does not have a balustrade or protected edge between the bin/refuse storage and the lower ground floor external patio. The proposed works aim at bettering this condition with a new straight stair run and balustrade which will contribute positively to the street frontage and match other properties on Hillfield Road.

No.34



Local context and character

7.2 The Council will require all developments, including alterations and extensions to existing buildings, to be of the highest standard of design and will expect developments to consider: the prevailing pattern, density and scale of surrounding development the suitability of the proposed design to its intended use

The proposed extension at LG floor to form a utility room is 4sqm of additional floorspace to an already excavated lower ground floor as seen on the site photos below so no effect on the street or street frontage.



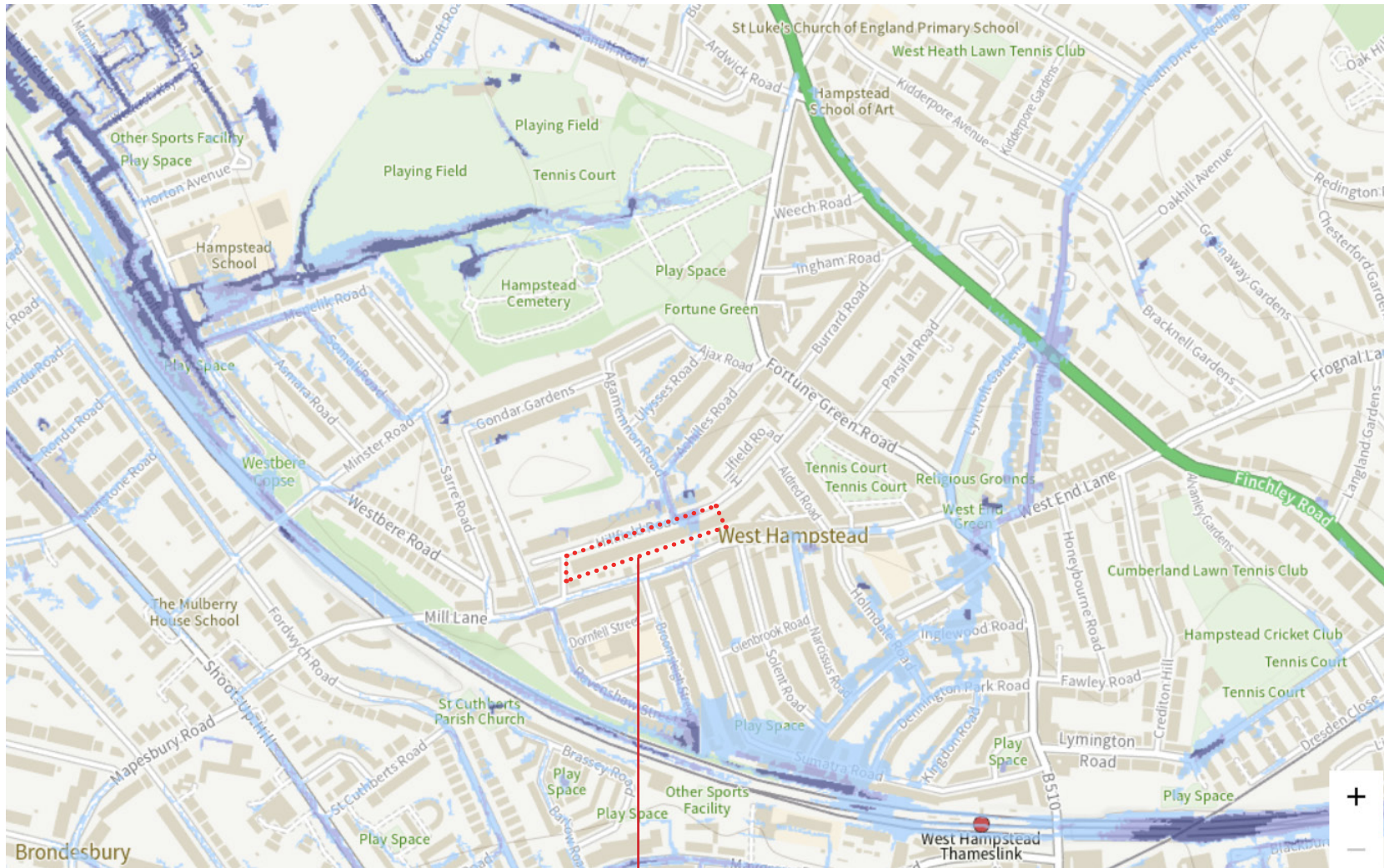
Policy CC3 Water and flooding

The Council will seek to ensure that development does not increase flood risk and reduces the risk of flooding where possible. We will require development to:

- c. consider the impact of development in areas at risk of flooding (including drainage);
- e. utilise Sustainable Drainage Systems (SuDS) in line with the drainage hierarchy to achieve a greenfield run-off rate where feasible; and

The proposed extension at LG floor is accompanied by an SuDS strategy report to comply with all relevant policy points with regards to CC3. An existing excavated area exists as shown on the left and the proposal is to excavate an additional 4 sqm in order to better utilise this space ,currently housing only services. The proposal aims at making this part of the lower ground floor internal and incorporating it within the proposed lower ground floor. The current grille is proposed to be replaced with a tiled floor which will allow less rainwater to drain to lower ground floor and ensure appropriate drainage. The change on the lower ground floor is minimal with regards to water and flooding. Please refer to relevant report for further info.





34 Hillfield Road

Key

Surface water

- Extent
- High risk
More than 3.3% chance each year
- Medium risk
Between 1% and 3.3% chance each year
- Low risk
Between 0.1% and 1% chance each year

- Depth
- Velocity

Rivers and the sea

- Extent

Reservoirs

- Extent

Map details

3.1 Precedents

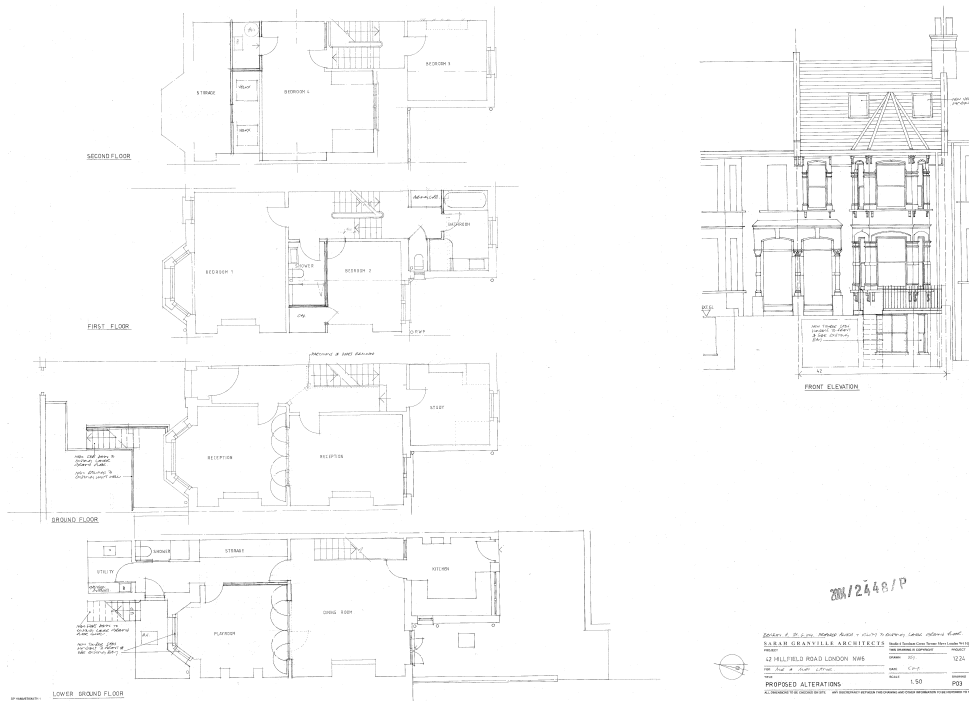
42 Hillfield Road London NW6 1PZ

Conversion from two self-contained maisonettes to one single family dwelling house, plus the installation of two velux windows to front roof slope and two new timber sash windows to front elevation at lower ground floor level and the installation of steps and railings to the front lightwell.

Granted

The above granted application is one of many proposals on the street which have altered their front gardens and bettered the access to the lower ground floor via straight stair runs, tiled pathways to the front door at upper ground floor as well as railings to the front lightwell to allow for safer use of the front garden.

Whilst the application shown at No.42 has been granted many years ago, this design for the lower ground and upper ground floor is the prominent look along Hillfield Road front gardens. The proposed works will thus be more in line with the existing look of the streetscape.



No. 38,40, 42 & 44 Hillfield Road - front gardens incl balustrade/protected edge, straight stair run, tiled pathway to front door as well as excavated lower ground section of front garden (especially evident on Nos 42/40 where footpath extends further closer to the bay window)

4.0 Proposals / Design Principles

Use

The site will retain its current use as a single family dwelling.

Amount

The proposals provide 4.0 sqm's (GIA) of habitable space which will act as a utility room and secondary access/exit to the lower ground floor.

Layout

The proposals include:

1. Alterations to existing front elevation to allow for new balustrade and replacement of existing grille with tiled surface
2. Replacement of existing metal spiral staircase with new straight stair run from street level to lower ground floor
3. Small extension to existing excavated area (currently disused) to lower ground floor to allow for new enclosed addition to lower ground floor to serve as access to lower ground floor and utility room

Scale

The proposed new extension is in line with the existing condition at No.36 and much in proportion with the existing. An existing excavated area exists at lower ground floor area and the proposals aim to extend this by another 4sqms and enclose within the footprint of the existing house.

Appearance

The proposed new extension sits proportionately within the existing dwellinghouse at lower ground floor, not visible from street level.

Landscaping

Some landscaping works will be required at the front garden.