

Land to the rear of 48 Hillfield Road, NW6 1PZ

Planning Statement

Last updated 5 September 2024

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1 Introduction

Introduction

- 1.1 This design statement accompanies a 'Full Planning Application' for the rear garden at No 48 Hillfield Road, NW6 1PZ.
- 1.2 The application is for:
- 1.3 Full planning consent for a new single two-bedroom self-contained flat roof dwelling house in the rear garden of No 48 Hillfield Road, NW6 1PZ.

The site

Courtesy of Google Maps



2 The existing site

- 2.1 The existing site is currently located in the rear garden of No 48 Hillfield Road. The property at No 48 Hillfield Road has been divided over the years into several separate dwellings, with the basement flat having sole access to the rear garden. Whilst the existing residents of the basement flat can use the gated entrance at the rear of the garden to gain access to Mill Lane and the facilities of West Hampstead, this would not appear to be the case given the unkept state of the site.
 - 2.2 In comparison to adjacent streets, the gardens at Hillfield Road facing Mill Lane are about twice as large as the average size for the area.
 - 2.3 The house and garden are not listed or in a Conservation area.
 - 2.4 The site is currently accessed from Mill Lane.
 - 2.5 The site is immediately bounded by the following –
 - i) The rear of the house at No 48 Hillfield Road.
 - ii) Timber boundary fence between the garden of No 46 and 48 Hillfield Road.
 - iii) Timber boundary fence between the garden of No 48 and 50 Hillfield Road.
 - 2.6 The wider context of the site includes –
 - 2.7 On the left are three properties built in the gardens of 40, 42, and 44 Hillfield Road, which are set back from Mill Lane and are of similar size and build to this proposal. Planning permission has also recently been granted for the conversion of the rear garage at No 38 Hillfield Road into a residential dwelling, and a further property has also recently been built in the garden of 62 Hillfield Road.
 - 2.8 The site slopes significantly down from the existing property on Hillfield Road by approximately 2 meters/1 storey.
- Relevant planning history**
- 2.9 The rear garden site at No 48 Hillfield Road has never been the subject of a planning application.

Existing site photographs



The rear of 48 Hillfield Road facing Mill Lane



Towards Mill Lane West



The garden of 48 Hillfield Road is unkept

No.33 D,E & F Mill Lane previously built to the left of the site approximately 10 years ago.



Looking down Mill Lane East. The proposed new dwelling will be set back from the road by up to 4.4 meters and will be hidden by existing and new greenery.



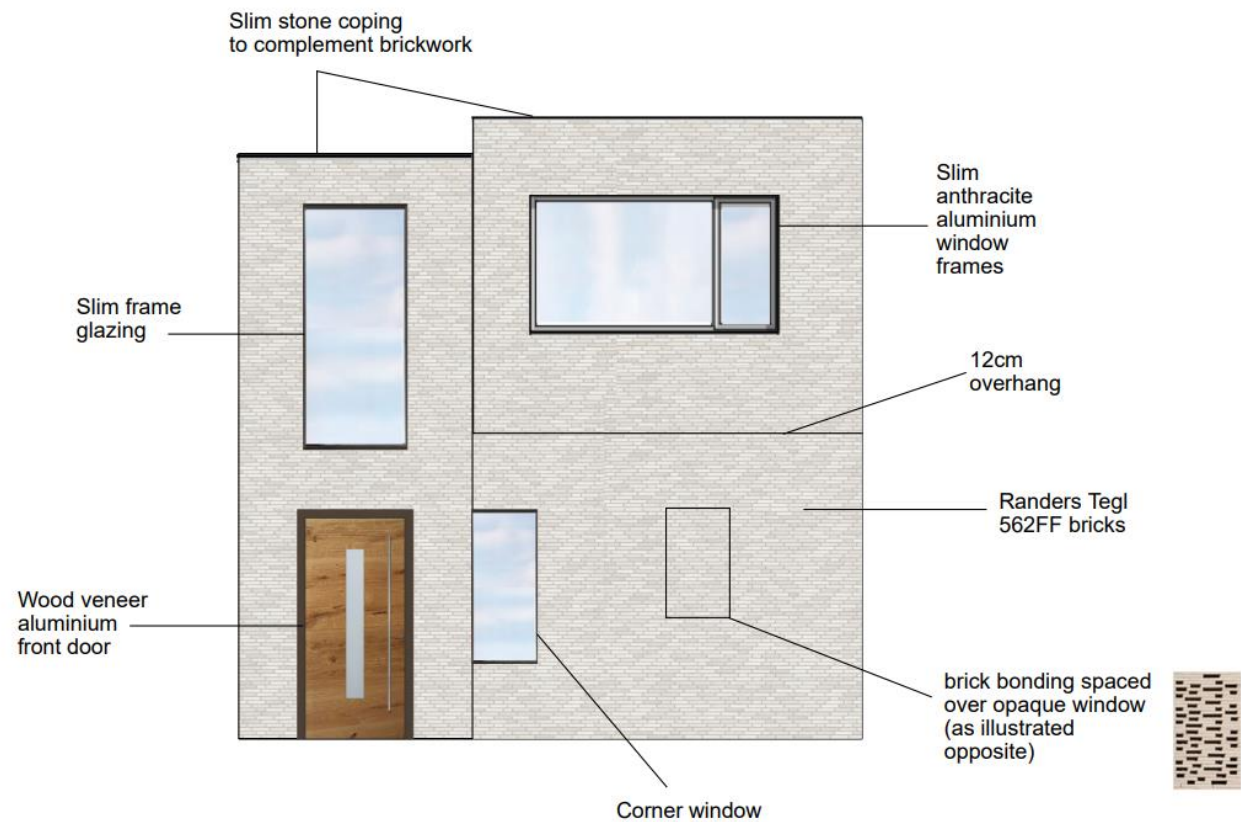
3 Proposed development

- 3.1 It is proposed to divide the existing garden at No 48 Hillfield Road into two parts. The basement flat at No 48 Hillfield Road will retain the northern part of the garden, while the remainder will become part of the new proposed dwelling which will be accessed directly from Mill Lane. It is anticipated that the proposed dwelling will be of high-quality design and materials to considerably improve the existing streetscape.
- 3.2 During the past decade or so, this section of Mill Lane has developed a character of its own and the new residential dwellings built have largely blended into their surroundings. This planning application seeks to continue that trend. The proposal has been carefully designed to be complementary to the newly built neighbouring properties, which are flat roofed to limit scale and mass.
- 3.3 In terms of land use policies, the application area allows for the possibility to create additional and much needed additional family housing within an accessible location. It is noted that Policy H3 of the Camden Local Plan has identified two-bedroom accommodation as being a high priority and as such the dwelling size is supported. There are no restrictions of conservation or special character, and the development proposal will not affect any listed or sensitive buildings.
- 3.4 It is Government policy to provide additional housing within existing urban areas, particularly within London. In addition to meeting this criteria, the site has excellent public transportation access and the proposal is car free. It is noted that the C11 bus runs directly through Mill Lane with travel routes to Brent Cross Shopping Centre and Archway, which also bypasses West Hampstead Station and Cricklewood Station.
- 3.5 The following sections show the proposed situations. On average, Hillfield Road gardens slope down towards Mill Lane by an average of about 2 meters. This allows the massing impact of this new development to be reduced when viewed from the rear of Hillfield Road (particularly as it will be set significantly into the ground at the rear to account for the slope), and in conjunction with a flat (possibly green) roof and screen planting, the visual impact and any potential overlooking issues have therefore been considered and controlled to a very high degree.
- 3.6 This proposal is for a modestly sized contemporary two-storey dwelling to complement the existing context. The ground floor will contain the living/kitchen area together with an WC. On the first floor will be two bedrooms, a family bathroom and a study. This project is non-contentious, will naturally increase housing stock in the neighbourhood, and complies with reasonable density guidelines. The development can be provided without affecting privacy or creating overlooking issues and will create vitality to the immediate street scene.
- 3.7 The elevation of the proposed new dwelling will not exceed that of No 33D,E,F Mill Lane to ensure compliance with Policy 2, paragraph vi, page 16 of the Fortune Green and West Hampstead Neighbourhood Development Forum, as can be seen from the images on the following pages. Furthermore, the right (more prominent) side of the proposed

dwelling will be set back by up to 4.4 meters from Mill Lane to ensure that it is appropriately integrated in terms of scale, mass and design. The proposed brick finishes are contemporary and are manufactured in Denmark by the 'water struck' method to ensure high level of surface variations and unique details in a modern slim profile.

- 3.8 A new permeable front garden will be created at the front of the property (towards Mill Lane) with new (non-imposing) trees added at the boundaries (at either side to the rear of 46 and 52 Hillfield Road).
- 3.9 The windows are of a similar size and scale to other properties on Mill Lane.

Front of proposed new dwelling (from Mill Lane)



Front of proposed new dwelling alongside existing dwellings (from Mill Lane)



Photos of proposed exterior finishes

Randers Tegl RT 562 bricks (exclusively manufactured in Denmark)



As above (only usually seen on high-end developments).



4 Sustainability statement

It is noted that Camden Council's Policy on climate mitigation (CC1) requires all new minor developments to incorporate sustainable design and construction measures with the expectation of reducing carbon dioxide emissions, i.e. be lean, be clean and be green. This requirement in the context of the proposed development is set out below.

Being lean

Natural systems

The proposed development has large south facing windows and a 6m x 2m skylight to maximise the orientation of the property and sunlight.

There are no adjoining neighbouring buildings (only a garage at the rear in the garden of no. 50 Hillfield Road), therefore there is minimal overshadowing.

Natural ventilation

All rooms (except for the upstairs bathroom) will either have windows or roof lights to reduce the need for artificial light and ventilation. A roof skylight can also be included in the bathroom, if necessary.

Background ventilators and intermittent extract fans will be used to comply with the requirements of Building Regulations Approved Document F-System 1, such that ventilation will only be used when required.

Thermal performance

It is proposed that the building will be constructed using sustainable manufactured woodcrete Isotex insulated concrete formwork which is manufactured using 100% recycled wood and BASF's Neopor® Biomass Balance Method derived from biomass (renewable sources)) The walls will have an expected U value of 0.15 W/m²K thus meeting current building regulations. Any potential thermal bridging arising from the construction of the proposed dwelling will be kept to a minimum and the air permeability targets will be less than the current standard of 8m³/(h·m²)@50Pa.

The flat roof will be a 'warm roof' construction using C24 timbers, marine plywood, and 150mm insulation boards (e.g. Celotex/Kingspan K5). The expected roof U value will at least meet the current requirement of 0.11 W/m²K.

The floor U value will be less than 0.13 W/m²K. Window U values will not be more than 1.2 W/m²K. The front door U value will not be more than 1.0 W/m²K and the rear glazed patio doors U value to not be more than 1.3 W/m²K.

Sound Insulation

The proposed development will ensure that airborne sound will comply with or exceed current Building Regulations Part E standards by using block and beam flooring on the 1st floor, together with an additional layer of acoustic plasterboard, if required. Non structural internal partition walls will include Rockwool to create a more comfortable, safer, quicker, fire resilient home.

Be clean

Mains gas boiler

The property will be heated and hot water will be provided using a Condensing Gas Combi Boiler with a minimum efficiency of 92%.

Underfloor heating will be used throughout the property with controlled zones.

Efficient lighting

All light fittings will be low energy and will accommodate either LED, compact fluorescent (CFLs) or fluorescent luminaries only.

External security lighting will include daylight cut-off devices, with a maximum wattage of 150W and passive infrared.

Household waste

The proposed dwelling will have dedicated external waste storage housed in a wooden purpose built structure to meet Camden's Local Authority requirements. This will include general waste, recycled waste and green waste.

Adequate internal storage for recycle waste will also be provided in the kitchen. It is noted that Camden's Local Authority provides recyclable household waste collection and sorting.

White goods

All white goods to be installed will be integrated into the new kitchen and will be rated to A+ (in accordance with the EU Energy Efficiency Labelling Scheme).

Be green

The proposed development is a very 'green' solution insofar as the main walls of the building are to be constructed using Isotex woodcrete ICF which is a very durable (tried and tested) 100% recycled product. The current applicants are also temporarily living in existing family accommodation which is social housing. Should the proposal go ahead, this may, in due course, enable others to reside in the existing social housing currently being taken up.

This proposal will also not significantly reduce existing amenity space.

Construction Management Plan

A Construction Management Plan can be submitted in due course as currently many points are unknown as a contractor has not been approached at the time of this application. Also, it is not currently clear whether one is appropriate for a development of this size.