

DESIGN & ACCESS STATEMENT

BASEMENT FLAT, 80 HILLFIELD ROAD, LONDON, NW6 1QA

PLANNING APPLICATION, JUNE 2014

SINGLE STOREY REAR AND SIDE EXTENSION WITH TWO ROOFLIGHTS

THIS APPLICATION IS SOLELY FOR THE BASEMENT FLAT

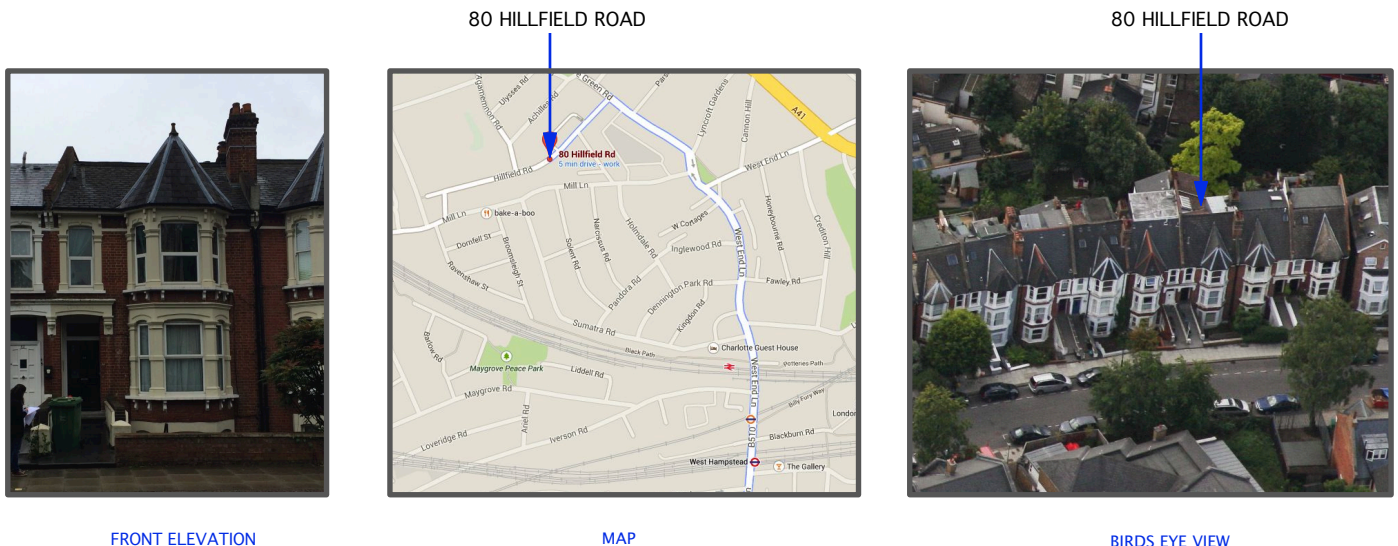


BACKGROUND/LOCALITY

80 Hillfield Road is an attractive terraced dwelling in the London Borough of Camden. It is currently divided into 4 flats, with a Basement Flat, Flat 1 on the Ground floor, Flat 2 on the First floor and Flat 3 on the Second floor. It is a 3 storey brick building with front bay and slate roof.

The Basement flat has sole use of the rear garden.
The dwelling is not in a Camden Conservation Area.

The property is very well located with West Hampstead overground and tube stations being a 10 minute walk away. West End Lane is within easy reach where there are a large variety of local shops & restaurants.



THE PROPOSAL,

SINGLE STOREY REAR AND SIDE EXTENSION WITH TWO ROOFLIGHTS

The proposal seeks permission for a single storey rear and side extension with a monopitched roof.

The proposed extension will be constructed of brick to match existing with a tiled monopitched roof. The rear face of the proposed extension will have glazed folding doors which will add a lightness to the proposal and when open will give a sense of the kitchen/living/dining room being part of the garden.

Two rooflights are being proposed to the rear elevation to increase natural light into the room.

The additional space will create a large kitchen/living/dining room.

ACCESS

There will be no changes to the current access to the dwelling.

CONCLUSION

The proposed rear and side extension has been sensitively designed and will by no means detracts from the character and elegance of the existing dwelling.