

**ADDRESS: 76A HILLFIELD ROAD, LONDON, NW6 1QA**

**PROPOSAL: INTERNAL REFURBISHMENT AND CONSTRUCTION OF A REAR  
EXTENSION TO CONVERT INTO A TWO-BEDROOM 4-PERSON FLAT**

**DESIGN AND ACCESS STATEMENT**

**Summary**

The application relates solely to the lower ground floor one-bedroom flat at the above address. The flat has become dilapidated over time and is in dire need of refurbishment; the proposal centres on extending the property at the rear and converting the extended space into a two-bedroom dwelling.

The application seeks to create a rear extension that would contain a new kitchen and living room space. The extension will be a single-storey and intends to replicate those of nearby property extensions (Nos.80/ 84) that were granted planning approval (**Ref: 2014/3987/P & 2014/3805/P**). The rear extension will have a flat roof and finished in bitumen felt. Construction will matching existing materials i.e. matching brick stock and bonding with white timber framed bi-fold doors.

Below summarises the principle points of the proposal in a structure that responds to the Design and Access Statement guidelines.

**Context**

76a Hillfield Road is located in Hampstead, London, NW6. The site lies 0.7 miles from West Hampstead Underground Station and is situated in the middle of Hillfield Road as illustrated on the Site Location Plan (Drawing 471-EX.01). The building is not listed and is not within a Conservation Area.

The neighbouring properties are residential and follow similar construction methods i.e. semi-detached with tiled gable roofs. West Hampstead Police Station is located on the junction of Hillfield Road and Fortune Green Road, providing a sense of security within the area.

Photos of the existing site are included as part of the application document. (Please see drawing 471-EX.02 for further information). A site map is also included (471-EX.01) as well as an existing block plan (471-EX.03).

**The Site**

The lower ground floor flat is part of 76 Hillfield Road, a four-storey semi-detached house in red brick with a gabled-roof construction on the front elevation. As stated, the application relates solely to the lower ground floor flat (76a) which is accessed from Hillfield Road with a separate stepped entrance.

The flat occupies the rear garden and is currently partially decked in timber. The rear garden is solely within the ownership of the lower ground floor flat only.

**Use**

The property is used solely as a residential premise and no plans are proposed to alter this.

**Amount**

The application relates only to the lower ground floor flat which, as stated, seeks to increase the property from a one-bedroom flat into a two-bedroom suitable for four people.

## Layout

The proposal centres on extending the rear of the lower ground property approximately 3m out from the existing building. The extension would create a light-well in-between the extension and host building to provide suitable light for the bedrooms occupants.

The new extension will contain the new kitchen and living space while the existing space will be converted into a two bedrooms, one with an en-suite and the other a communal bathroom. Adequate storage has been created.

The new room layouts have been designed to meet recommended space allowances as set out in the Mayor's London Housing Design Guide. Key structural partitions have been retained where possible.

## Scale

The scale of the extension will extend approximately 3m from the existing building line and create around 25 m<sup>2</sup> of new gross internal area. The height of the extension will remain the same as the flat height. The overall GIA of the property will increase from 66 m<sup>2</sup> to 84 m<sup>2</sup>.

The flat has been designed to meet the Mayor's London Housing Design Guide dwelling space standards, the internal floor areas and flat type can be summarised as follows;

### **2-Bed Four Person Dwelling**

**Source:** *London Plan, Housing Supplementary Planning Guidance, Mayor of London.*

	<b>Dwelling Type</b>	<b>Essential GIA (m<sup>2</sup>)</b>	<b>Existing GIA (m<sup>2</sup>)</b>	<b>Proposed GIA (m<sup>2</sup>)</b>
<b>Single Storey Dwelling</b>	2b 2p	70	66	84

<b>Category</b>	<b>London Housing Design Guide Minimum</b>	<b>Proposed</b>
Single Storey Dwelling 2b 2p(m <sup>2</sup> )	70	84
Clear opening width of doorway /Minimum Corridor width (mm)	775 1050	775 1050
Combined kitchen/ living/ dining space (m <sup>2</sup> )	27	30
Minimum Double Bedroom (m <sup>2</sup> )	12	13
Bathrooms for 4 persons	1	2
Additional W.C(s) for 4 persons	1	2
Storage Space for 4 persons (m <sup>2</sup> )	3.5	4.3

## Appearance

The proposed additions to the property comprise of a rear extension to the lower ground floor flat that will be constructed with matching materials to those of the existing property. The brick used will match the existing in both stock and bonding.

The rear extension is not visible from any street views and visible from the rear property of 43 Mill Lane thus having no visual impact on the street scene or streetscape.

The bi-fold doors will be white timber framed to match those of existing windows and doors. The light well will have a new white-framed timber sliding door to provide additional light and also allow access for maintenance when necessary.

The proposed extension is attached to the main bulk of 76 Hillfield Road and will retain matching brickwork properties. The extension will abut with the party wall fences adjacent to the property (74 and 78 Hillfield Road).

### **Landscaping**

A rear garden will still exist and a light well will be created in-between the extension and the existing building to offer light to the occupants of bedroom 1. No further landscaping modifications are being proposed.

### **Accessibility**

No change in access to the building or front garden is proposed. Existing access is a stepped entrance on Hillfield Road and will remain the only entrance. On street parking is the only form of parking available.

### **Refuse**

Residential developments of 6 dwellings or fewer are usually serviced by a kerbside waste and recyclables collection.

There is space within the front garden for a 55 litre recycling box as specified in Camden Council's Planning Guidance Waste and Recycling Storage, and a 7 litre organic waste kitchen caddy.

### **Lifetime Homes Assessment**

The table below illustrates how the proposed flat will meet the lifetime home criteria;

<b>Criteria</b>	<b>Pass / Fail</b>	<b>Comments</b>
1. Car parking width	NA	The site is situated in an accessible location close to public transport facilities. West Hampstead Underground Station is located within 0.7 miles of the site. A Bus stop is located on Fortune Green Road, providing linkages to the wider transport network. For this reason, no car parking is proposed as part of the application.
2. Approach from car parking	NA	For the reasons outlined above, no car parking is proposed as part of the development.
3. Approach gradients	Fail	At present the site has a level stepped entrance to the flat and a raised patio decking in the rear garden – above an assumed level garden or with a minimal gradient. For these reasons, it is not possible to enable completely level access to the building from the street.
4. Entrances	Fail	Issues of level access are outlined above. The main dwelling entrance is uncovered but has an effective clear opening width with nibs as specified in the Lifetime Homes Criteria. Stepped entrance is safe.

5. Communal stairs and lifts	Fail	The proposal is for the conversion of an existing flat and the only communal stairs are the entrance and extension steps, there is a single handrail to one side of the entrance stairs – unnecessary for the extension steps. Due to the character of the building, there is no existing lift and none proposed.
6. Doorways and hallways	Pass	All doors and hallways are fully compliant
7. Circulation space	Pass	Room dimensions throughout the proposed dwellings are generous and it is anticipated that there would be adequate space for turning, as outlined within the guidance. No lift is provided.
8. Living room	Pass	A living room is provided on the entrance level of the proposed dwelling.
9. Entrance level bed space	Pass	All units have either a bedroom or space that can be temporarily converted at entrance level.
10. Entrance level wc and shower	Pass	WCs are provided in the entrance level of the proposed dwelling.
11. Bathroom and wc walls	Pass	Wall reinforcements will be located between 300mm and 1500mm from the floor to allow for adaptations, such as handrails.
12. Stair lift / through floor lift	Fail	The flat is a single-storey and a lift to counter the stepped entrance has not been proposed. Including a lift would be difficult with the buildings constraints and access to light. Please consider the issues included in 3) and 7).
13. Tracking hoist route	Pass	Reasonable clear routes are available between main bedrooms, bathrooms and en-suites.
14. Bathroom layout	Pass	All bathrooms are laid out for ease of access and use.
15. Window specification	Pass	Windows are fully compliant
16. Control, fixtures and fittings	Pass	The fit out of the building will involve the installation of new switches and controls which will be installed to comply with the requirements (450 – 1200mm height form FFL)

