

April 2015

Design and Access Statement

Re Property: 3 Hillfield Road, Kilburn, London NW6

Proposed Works: Partial wrap around extension

3 Hillfield Road is a terraced Victorian house and is not shown in a conservation area or a listed building.

The building is residential with two levels to the front with an existing room in the loft space and three levels to the rear. The house has not been extended. An approval for a loft extension and 3m rear extension has been approved under permitted development.

The application is to alter the current side infill which is currently does not serve useful purpose. An internal light well will remain which will be incorporated into the design. We found in our recent family homes when we created the side extensions including two recent extensions on Narcissus Road that the garden becomes more inviting and blinds in more with the current living requirements of families today. Other similar extension where carried also on Hillfield Road are;

84A Hillfield Road - wrap around extension with light well
2B, 47 and 49 Hillfield road - Full wrap around extensions.

The house extension was designed sympathetically with the existing building to blend with the current architectural character of the building, and the general elevations proportions of the building. The extension will be built with matching bricks combined with aluminium bi fold glassing.

The extension proposed would be subordinate to the host building and would not have a significant impact of the architectural integrity of the building nor a negative impact on the character and appearance of the surrounding area. The height will be 2.9m and a green roof will be created.

The access to the building has not been altered. The internal circulation of space will be improved.

