

Design and access statement for 34 Shootup Hill, London NW2 3QB

Existing house and location

No 34 Shootup Hill is located three minutes walk north of Killburn Station walking towards Cricklewood. It's an ensemble of two semi detached houses comprising one subterranean storey, two storeys above ground and a fully habitable loft.

The front façade of the buildings is set back by more than 7m from the pavement of Kingscroft Road. The buildings have four individual entrances facing south with paved areas and access routes in front. Both houses are split vertically comprising two independent units each over all four floors split into individual small sized flats under the HMO guidelines.

As the premises are built on a slope the right hand unit is slightly elevated as well as protruding towards the Kingscroft Road by approximately 0.5m.

For clarity we have given the units of the existing house in the lower ground floor letters as follows: Starting from the west (Shootup Hill side) the units at the front are numbered A, B, C & D with newly created 1 bedroom flat numbered E.

Appearance

The houses are of moderate appearance with pyramid hip roofs covered with dark roofing tiles and white painted eaves forming an overhang to front, side and the back elevations.

The front roof has two little dormers each of them clad in traditional lead sheet material with outward opening top-hung fake sash windows.

All external facades have neutral white painted render surface.

Each unit has two tall vertical windows on the first floor façade next to each other combined by an external black painted steel balustrade forming Juliette balconies.

The front façade steps back at ground level by 0.9m where the main entrance doors and a horizontal window beside are located.

This overhang creates a porch over the full length of the façade provides dry access into the building. The porch is supported by columns and the party wall centred on both houses.

Four front entrance stairs grouped as two pairs are leading from the external ground level half a storey up to the ground floor level.

The entrance arrangement is centred on each of the two buildings creating symmetry.

The façade of the lower ground floor again steps back by approximately 1m forming a porch to the private lowered patio accessible via stairs leading down beside the main entrance stairs.

A small parapet wall separates the main level to the 0.85m lowered patio which can be overlooked by a large window from the lower ground levels.

A small green space with lawn area, a large coniferous tree and some smaller shrubs are located on the west side elevation separating the of the premises from Shootup Hill.

The ground floor flat on this side has a little conservatory style extension.

There's also a small services shed accessible located from outside.

The first floor flat above has two small sized fake sash windows with two small sized dormers to the roof matching with the ones facing Kingscroft Road.

The rear façade has conservatory style extensions over the full width of each individual unit at ground floor level providing access to a private rear patio surrounded by white painted walls granting privacy.

The first floor rear façade has a bay window for each flat of peculiar shape and glazed rooflights on top. Each unit has one Velux-type rooflight facing the rear.

The garden boundary wall butts up against a private driveway to 38 Shootup Hill at its north border containing two horizontal slots for the provision of daylight into the rear subterranean structure.

Garage to the rear

The existing lower ground floor extension towards the rear is a large garage space that remained unused ever since the construction of the houses.

The access to the garage is provided via a driveway from the west façade facing Shootup Hill flanked by a red brick wall on either side.

History and use

The houses were originally built in 2005 to provide four bedroom townhouses with bedrooms to first and second floor, living/dining/kitchen space to the ground floor and additional playroom space to the lower ground floor.

The proposal included four private parking spaces in the garage at the rear accessible via Shootup Hill with no direct access from there into the house.

The layout was consequently altered at around 2008 and operates since 2010 as 6 HMO units guided by permitted development rules 2010.

Communal kitchen and sitting space for each of the six flats per overall 4 vertical units is provided on the ground floor level.

Design Proposals

1) Main house

The proposal seeks the creation of an additional 1 bedroom flat added to the back of the redundant garage space behind the left hand house when looked at from the front called E.

A private patio will be offered to the west side of the flat that can be enjoyed via large sized conservatory style glazed structure feeding sufficient levels of daylight into the living/kitchen/dining space behind.

Additional daylight will be directed into the flat via a light well cut into the patio space of the flat above while still remaining external access at ground floor level. These type of light well do work quite well from previous experience as long as they are carefully designed. Natural ventilation will be made available to the adjacent bedroom likewise.

The proposal seeks to integrate an opaque walk-on skylight next to the lightwell to further increase daylight levels.

In addition we are planning to extend the HMO flats C&D towards the rear and into the now unused garage void in order to provide sufficient space to achieve flats well in excess of the minimum required area for studio flats (min 37sqm).

A light well and a skylight will provide sufficient daylight to flat C while flat D will benefit from large sized skylight as well.

We feel confident that these measures will provide good levels of daylight as well as prospect which the attached document 'Daylight Assessment: 34 Shootup Hill' demonstrates.

2) External works

No works are planned to the front area of the house.

The proposal seeks to implement four sheltered bicycle parking spaces on the southwest corner of the building as requested by the council to improve mobility of the dwellers while encouraging a sustainable form of transport within London.

The existing driveway into the never used garage will be levelled off at street level providing one even parking space off Shootup Hill as well as access route into the new bedroom flat via paved footpath and stairs leading to the lower private patio.

We intend to soften the landscape with generous provision of planters and freestanding pots in the patio as well as providing planters for climbers to the two light wells at the rear boundary improving prospect and enhancing wildlife.

We also propose to install two sparrow terraces to the west façade of the main house.

3) Visual impact

None of the proposed works will be visible from the front façade of the houses.

The side elevation to the west will be enhanced by the removal of an unsightly ply shutter now closing off the redundant garage space.

A little hidden patio will become visible when approaching the house from the west as well as a conservatory style structure keeping in style with the existing house.

The proposal also suggests to decorate and paint the existing house to improve the current status.

4) Access

The access to the HMO units via the front entrance remains unchanged.

The access to the new bedroom flat behind flats A & B is granted via the main pavement, paved access route beside car parking space and a stairs leading down to the lowered patio with entrance door integrated into the conservation style structure added to the existing house.

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07th February 2017



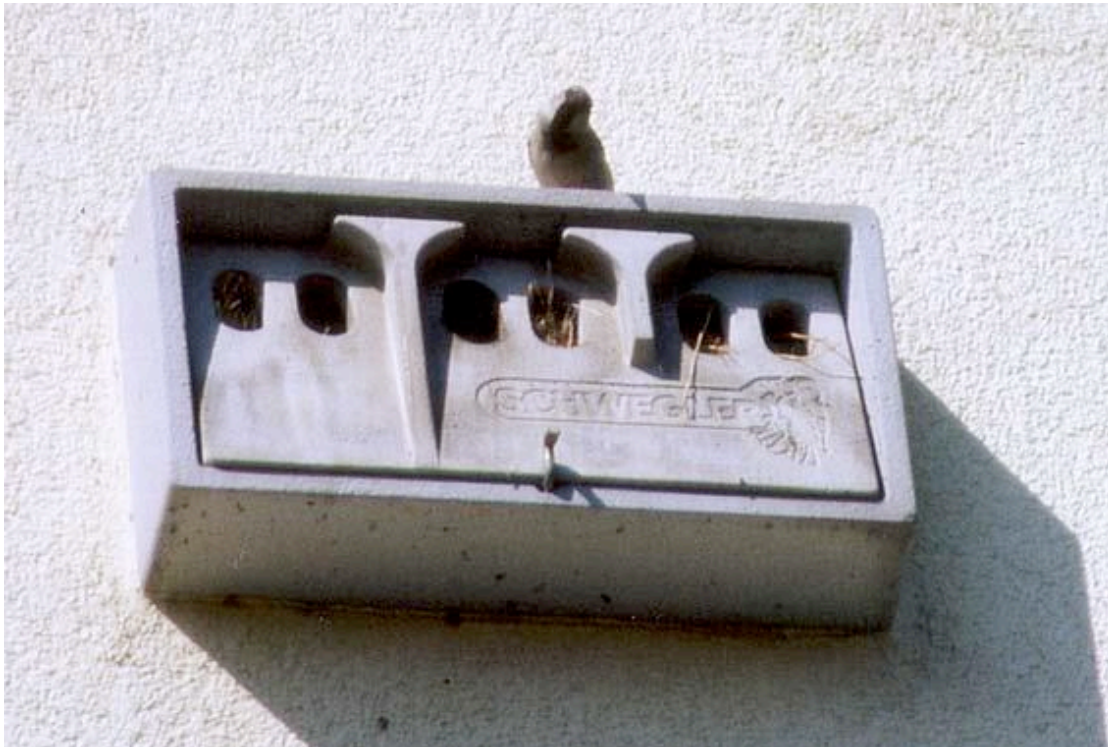
Front and west facade in the context viewed from corner Shootup Hill / Kingscroft Road



Unightly side garage entrance blocked off



Rear facade and side elevation



Sparrow terrace proposed to west façade



Ranking aid for climbers proposed for light wells at the rear