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ARCHITECTURAL DESIGN

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DESIGN & ACCESS STATEMENT

Relating to the new dwellinghouse in the rear garden of 22 Hillfield Road, West Hampstead, London NW6 1PZ

Dated 4th August 2017

Existing Property: 22 Hillfield Road is a residential property in West Hampstead, with a garden to the rear that bounds Mill Lane. From the rear garden, Mill Lane is currently accessed via a timber gate in a timber fence.

Planning History: On 30th April 2015, Camden Council granted Full Planning Permission for a new dwellinghouse in the rear garden of 22 Hillfield Road. (Reference 2014/3266/P) The case officer was Olivier Nelson. The approved drawings are as follows:

PL001- (Location & Block Plans)
PL002-A (Site Plans: Existing & Proposed)
PL003- (Existing Site Section & Mill Lane Boundary Elevation)
PL004- (Proposed Site Section)
PL005- (Proposed Plans)
PL006- (Proposed Elevations)
PL007- (Proposed Boundary Elevation)

Design: The approved drawings show a new dwellinghouse that utilises the full width of the site. Due to this, the existing access (between Mill Lane & the existing house) was severed.

Access: The Client would like to retain access between Mill Lane & the existing house.

Proposed Alterations: The amended drawings (submitted as a variation to the existing approved drawings) show retained access between Mill Lane & the existing house, without compromising compliance with Lifetime Homes requirements. The amendments are clearly shown bubbled on each of the drawings, which are as follows:

PL001-A (Location & Block Plans)
PL002-B (Site Plans: Existing & Proposed)
PL003- (Existing Site Section & Mill Lane Boundary Elevation)
PL004-A (Proposed Site Section showing East-Facing Elevation)
PL005-A (Proposed Plans)
PL006-A (Proposed Elevations)
PL007-A (Proposed Boundary Elevation)

Summary: By reducing the footprint of the proposed ground floor plan, access can be achieved between Mill Lane & the existing house via a new walkway to the Eastern side of the house.

It is proposed that the first floor of the house will remain as designed, but cantilever over the walkway.

The elevations have been amended to reflect this proposed variation. New steps are shown from the end of the walkway, up to the area of garden retained by the existing house at 22 Hillfield Road, to address the existing site levels.

(End of Design & Access Statement)