



STUDIO MCLEOD

The Studio
320 Kilburn Lane
London W9 3EF

+44 (0)20 8968 5232
info@studiomcleod.com

PLANNING STATEMENT + DESIGN AND ACCESS STATEMENT

Flat 1, 43 Hillfield Road, NW6 1QD

8 November 2017

ref. 153-PS-B-01

Planning Statement

43 Hillfield Road, London NW6 1QD

1.0 Introduction

- 1.1 This statement has been produced to accompany an application for full planning permission for a high quality side and rear ground floor extension with skylights.
- 1.2 The statement aims to show that the proposed alterations are an appropriate development for this site and that they are compatible with the scale and nature of development in the area. In addition, the proposed changes aim to improve the character and appearance of the area.
- 1.3 The approach to our design is driven by the desire to provide an exemplary connection to the garden with improved circulation and exceptional natural light to create a high-quality home for our client
- 1.4 For the avoidance of doubt this statement also addresses the requirements of a design and access statement.

2.0 Application site

History and Character

- 2.1 Flat 1, 43 Hillfield Road is a two bedroom flat that constitutes the ground floor of a two storey Victorian terraced house. It is situated within the northern side of the western end of Hillfield Road.
- 2.2 The main entrance of the property is situated on the front elevation at ground floor level, with the property being split into three units: ground floor, first floor and loft.
- 2.3 The properties that make up the terrace on Hillfield Road have a mixture of red brick or rendered finishes on the front elevation.
- 2.4 The terrace, thought to be built c.1890, has a red brick finish on the front elevation, traditional bay windows at ground and first floors, with a slate roof.
- 2.5 The rear elevation constitutes a two storey closet extension made from yellow London stock brick. There is a very small single storey porch to the rear of the flat constructed in 1971 (ref: CTP/F3/7/17/12215(R)), with the addition of a low quality UPVC conservatory in 1986 (ref: 8601183)
- 2.6 The property benefits from a very long garden, which is terraced at the rear. The property is not overlooked from the rear due to the former reservoir site located to the rear of the garden.
- 2.7 An unsightly concrete block wall with a large hedge currently fronts the property, with the pebbled front garden being used primarily for bin storage. The pathway to the main entrance is formed of red brick.
- 2.8 The property is not listed or in a conservation area. The site is within a hydrological constraint for surface water, as Hillfield Road suffered flood events in 1975 and 2002.

Surrounding Extensions

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- 3.0 There are a number of rear extensions along the terrace as shown from aerial photography, including full side and rear extensions at Nos. 47 (Ref:2010/6028/P), 49 (2012/5741/P) and 51 Hillfield Road (2009/0293/P).

Property Improvements

- 3.1 The existing internal layout provides 2 bedrooms and 1 bathroom; our clients require more living space and storage for their family.

4.0 The Proposal

- 4.1 Access to all properties at 43 Hillfield road will remain on the front elevation.

Details

Rear Ground Floor Extension

- 4.2 The proposed layout provides a high quality living space and an additional shower room. The existing configuration is problematic due to the cramped kitchen, living room and unusable conservatory in the flat. These spaces are inefficient and disconnected from the garden.
- 4.3 The existing UPVC conservatory is poor quality, the space is unusable during the winter and summer months and leaks during inclement weather. The proposal addresses this to create high quality living space that is usable throughout the year in relation to Policy CS6.
- 4.4 The extension walls are proposed to be constructed from London stock brick to match the existing closet extension.
- 4.5 Glazing within the rear extension is proposed to be low profile, aluminum framed windows so as to be of the highest quality. The glazed doors of the extension are proposed as thin frame aluminum.
- 4.6 Pre-application advice Ref: 2017/4351/PRE stated that the depth and bulk of the extension should be reduced to be broadly in line with neighbouring extensions. Following this advice the depth full infill extension depth has been brought back to match the line of the neighbouring extension at No.45.
- 4.7 The extension chamfers away from the boundary at the line of the rear extension at No.45, projecting 2081mm to match the depth of the existing conservatory. This would not affect neighbouring amenity at no.41 hillfield due to an existing full height boundary wall, noted in pre-application report ref:2017/4351/PRE.
- 4.8 Following advice in pre-application 2017/4351/PRE the pitched roof of the scheme has been chamfered back in plan to match the rear line of existing extensions at no.41 and no.45 respectively, creating a relationship with the surrounding context.
- 4.9 The current access to the garden via the rear side return is awkward due to its tight proportions. The scheme aims to create a positive connection between the interior and exterior through an open plan

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living space that flows out into the garden.

- 4.10 Pre-application advice Ref: 2017/4351/PRE stated “the maximum height of any part of the extension should be no higher than the bottom of bay window sill.” The pitched roof of the proposed extension does not exceed the level of the bottom of the first floor bay window sill.
- 4.11 Pre-application advice Ref: 2017/4351/PRE stated: “the eaves height including any parapet should not exceed 2.5m as measured from the natural ground level of no. 45.” The proposed eaves height for the rear extension including any parapet is 2.5m from the natural garden level at no.45.
- 4.12 Two carefully positioned skylights are incorporated into the roof design in order to maintain a good level of natural daylight within the property. The sizes of the skylights have been carefully considered so as to minimise light spillage into the flat above. The rooflights are proposed to be high quality and low profile.
- 4.13 The proposed extension roof would be finished with high quality dark grey single ply membrane.
- 4.14 To ensure high quality ceiling heights whilst reducing the height at the boundary of no.45, it is proposed to lower the ground floor level in the rear extension by 300mm. This level change would not go below the level of the houses foundations.

Front Garden

- 4.15 The proposals seek to remove the hedge on the front boundary and replace the low quality concrete block wall on the front boundary of the site. This will be replaced by a red brick dwarf wall with a small black painted mild steel railing, with brickwork to match the front facade.
- 4.16 The proposals also aim to provide ample storage for the bins of all properties at 43 hillfield. The proposed bin store will be constructed of timber.

Improving the Existing Building

- 4.17 It is proposed to remodel the ground floor layout to address the currently cramped layout, which is inefficient in its present form. It is proposed to tidy up the front and rear elevation. This will include re-pointing, rationalising the rear downpipe arrangement, and overhaul and painting of existing windows.

5.0 Planning History

There have been 4 formal planning applications for Flat 1, 43 Hillfield Road. This is detailed below:

Application Reference	Description	Decision	Date Registered
PWX0103296	Alterations to the front and rear elevations at basement level in connection with extending the ground floor flat to form a two bedroom maisonette, including excavations to form a front light well and an external staircase up to the rear garden. As shown on drawing numbers: S01, S02, S03, S04,	Granted	03/05/2001

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	P101, P102A, P103, P104 and letter dated 14/06/01.		
8894080	Remove fir tree from front garden	Granted	15/11/1988
8601183	Erection of a single-storey conservatory at the rear as shown on one unnumbered drawing.	Granted	01/07/1986
CTP/F3/7/17/12215(R)	A new porch at the rear of the ground floor of 43, Hillfield Road NW6	Granted	27/01/1971

- 5.1 The extension granted in 2001 (ref: PWX0103296) was not implemented. It appears that only internal fit out, general maintenance and the addition of security measures have been carried out since the erection of a conservatory in 1986. There is no visible evidence of any substantial development.
- 5.2 This application has been developed with reference to the previously approved application detailed above and in line with current Camden planning policies.

6.0 Planning Considerations

- 6.1 The following planning policies have been referred to while developing the proposals:

National Planning Policy Framework 2012

The London Plan March 2016

Camden Local Plan 2017

Policy A1 Managing the impact of development

Policy D1 Design

Policy CC2 Adapting to climate change

Camden Planning Guidance

CPG1 (Design) 2015

CPG6 (Amenity) 2011

Camden Core Strategy 2010

CS1 - Distribution of Growth

CS4 - Areas of more limited change

CS5 - Managing the impact of growth and development

CS6 - Providing quality homes

CS13 - Tackling climate change through promoting higher environmental standards

CS14 - Promoting high quality places and conserving our heritage

CS18 - Dealing with our waste and encouraging recycling

Camden Development Policies

DP26: Managing the impact of development on occupiers and neighbours

Camden Planning Guidance Document – Design – extensions, alterations and conservatories.

- 6.2 The scheme has also been developed following pre-application advice from Camden council Ref:

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2017/43/51/PRE.

- 6.3 We believe that, in accordance with the aims of Camden's planning policies, the proposals will;
- not have an adverse effect on the integrity of the main building;
 - respect the character of the original building with regard to design, size, proportion and materials proposed
 - be carried out in a correct scholarly manner, under proper supervision; and
 - not affect the amenities of surrounding properties

7.0 Consultation

7.1 We have opened a dialogue with neighbouring residents regarding the proposed works.

8.0 Conclusion

- 8.1 The proposals seek to improve the living conditions for this property and make better use of internal spaces. The proposals will positively contribute to the character of the original building through careful design consideration and will not have a detrimental effect on the amenities of surrounding properties.
- 8.2 The proposed alterations to Flat 1 43 Hillfield Road accord with the aims of all adopted policies and guidance.