



## Perceptions

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29 November 2017

Council and Address	Proposed Development	Site Address
Planning Department Camden Council	New Rear Extension	60 Hillfield Road NW6 1QA

The Design Component

### Area Description

The site is a four-storey terrace building, which forms part of a group of houses along this side of Hillfield Road which have been converted into flats.

The sites is not in a conservation area and nor is listed.

The basement and ground floors form part of one of the flats and seeks to obtain planning approval for the rear extension at the lower ground (basement).

The above flat has sole use of the garden.

The property is located in the West Hampstead area with West Hampstead overground and tube stations near by ( 10 minutes by foot) and the main commercial area - West End Lane with there are a large variety of shops, restaurants ans supermarket.



**EXISTING REAR ELEVATION**



**EXISTING PATIO**



## **NEXT DOOR NEIGHBOUR'S EXTENSION**

### **History of planning submissions:**

Application Number 2013/2175/T

Application Type: Application for Works to Tree(s) covered by a TPO

Decision: Approve Works (TPO) 23-04-2013

Application Number r2005/4480/T

Application Type: Application for Works to Tree(s) covered by a TPO

Decision: Approve Works (TPO) 23-11-2005

Application Number r2003/3543/T

Application Type: Application for Works to Tree(s) covered by a TPO

Decision refuse Works (TPO) 15-01-2004

Application Number 9491103

Application Type: Application for Works to Tree(s) covered by a TPO

Decision: Approve works(TPO)specified by Council 15-06-1994

Application Number r9300991

Site Address 60 Hillfield Road NW6

Application Type: Full planning

Proposal: Change of use of first and second floors from a maisonette to 1 x one-bedroom and 1 x two-bedroom flats together with the enlargement of the front lightwell and elevation alterations in connection with the provision of a basement and ground floor maisonette.

**Outcome: Approved on 06 08 1993**

Application Number 9100633  
Application Type: Full planning inc Councils Own

Proposal :Erection of single storey car garage and associated works to include the erection of a 2m timber fence formation at vehicular gardstanding and provision of access to the highway as shown on drawing number 270/9/1

**Decision: Grant Full or Outline Perm. with Condit. 01-10-1991**

Application Number 9191076  
Application Type: Application for Works to Tree(s) covered by a TPO  
Proposal: Works to trees.  
Decision: Approve works(TPO)specified by Council 03-05-1991

Application Number 8591029  
Application Type: Application for Works to Tree(s) covered by a TPO  
Decision: Agree to pruning of Trees 21-08-1985

## **Urban Context Analysis**

### **Design**

The proposal seeks permission for a single side and rear extension to the basement to accommodate to provide more accommodation space for the family. The roof will be a flat warm deck flat roof with a parapet.

Along the road, recent developments such as extension to existing ground and basement flats have been built so that the local people are accustomed to conversions.

### **Size, shape, orientation**

Please refer to enclosed drawings.

Any visual impact has been carefully considered in terms of how the proposed extension would blend in with the terrace building and with the existing neighbour's extension.

The bedroom, living areas and wet rooms (where possible) have natural light and ventilation.

The materials for the rear proposal would remain brick, in keeping with the existing and providing a harmonious integration between the existing houses and the new surrounding developments.

The double bedroom has been design with an area of 12sqm and the minimum standards for residential accommodation in floor area and is acceptable in terms of minimum space. H10 (New Development) of the UDP (2002) and the Planning Standards Guidelines (2002).

The proposed extensions have designed similar to what has been designed and approved by the Council at:

### **Application Number 2017/4784/P**

Site Address: Flat A 18 Hillfield Road LONDON NW6 1PZ  
Application Type: Full Planning Permission  
Development Type: Residential Extension  
Proposal: Erection of a lower ground floor rear/side extension to rear of garden flat.

**Decision Granted 10-10-2017**

### **Application Number 2014/3987/P**

Site Address: Basement Flat 80 Hillfield Road London NW6 1QA

Application Type: Full Planning Permission  
Development Type: Residential Extension  
Proposal: Erection of infill side extension.

**Decision granted 15-08-2014**

**Application Number: 2014/3983/P**

Site Address: Basement Flat 80 Hillfield Road London NW6 1QA

Application Type: Full Planning Permission

Development Type: Residential Extension

Proposal: Erection of single storey infill rear extension, single storey rear extension and the installation of 2 x rooflights all associated with existing lower-ground floor flat.

**Decision: Granted 08-08-2014**

**Application Number: 2014/1371/P**

Site Address: Flat 1 88 Hillfield Road London NW6 1QA

Application Type: Full Planning Permission

Development Type: Residential Minor Alterations

Proposal: Erection of single storey side extension at lower ground floor level

**Decision: Granted 02-05-2014**

The proposed one storey extension will not have a harmful impact on the daylight / sunlight of the host property's windows and it would not have an overbearing appearance..

### **Landscape Summary**

The landscape design will seek to create a harmonious integration within the new proposal, existing landscape.

#### Amenity:

The amenity impacts to neighbouring residential are considered to be within acceptable levels as it the patio has been designed not higher than existing..

The proposed rear look directly to the garden, preserving private amenity.

No overbearing or outlook issues would result from the proposed rear extension on account of it being constructed away from the the party wall (fence)of the attached property with no windows at the side elevations.

### **Impact on Amenity of Neighbouring Properties:**

The principle of residential accommodation has already been established in the building . As such, the proposed residential use would have minimal impact on the residential amenities of neighbouring residential flats within the same terrace with similar extension as the proposed ones.

### **Access**

The site has a Public Transport Accessibility Level (PTAL) of 6a (excellent) and is easily accessible by public transport.

There wont be any changes to the current access to the dwelling

## **Considerations to be applied to the proposed construction of the Proposal.**

### **Sustainability**

#### Comfortable and efficient working environment

To achieve maximum Human comfort through obtaining a balance of the following areas:

Visual

Thermal

Acoustic

Air Quality

#### Energy Efficiency

Minimise energy in use

Minimise energy in construction

#### Renewable Energies

Maximise use of natural light and ventilation

Maximise use of renewable energies

#### Waste and Pollution

Design for minimum waste

Specify materials for least environmental impact

### **Building form**

The following issues will be considered:

#### Shape

Cross ventilation.

Optimise heat gains and losses at relevant times of the year.

Daylighting to all living areas.

#### Energy and environmental efficiency

Optimise sunlight penetration into the living areas, minimise the impact of the buildings on the immediate surroundings by the use of light wells and balconies.

#### Building Fabric

The following issues need to be considered:

Maximum use of daylight.

Maximum use of natural ventilation where possible.

Minimise unwanted solar heat gain in warm weather.

Minimise heat loss in cold weather.

#### Windows/Shading

Maximum window/glazing provision to achieve a balance between the associated functions:

Maximum use of daylight (while controlling glare).

Effective use and control of heat gains and heat losses.

Provide natural ventilation where possible.

Permit occupant control locally where possible.

## Insulation

Air tightness.

Minimise unwanted/uncontrolled infiltration. BRE recommended levels for a/c and low energy buildings:

## Minimise Waste - Minimise Environmental Impact

Choose materials free of toxic elements or pollutants

Select and specify for least environmental impact

## Mechanical Services

The services installation will meet the requirements for a residential development to meet current standards and the new Part L and F of the Building Regulations coming into effect in 2006.

Essential factors will include the provision of a comfortable, communal living, incorporating facilities to minimise building energy consumption and utilise on site renewable energy sources where feasible.

**Design and Access Statement**  
**60 Hillfield Road NW6**



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