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PLANNING STATEMENT + DESIGN AND ACCESS STATEMENT

Flat 1, 43 Hillfield Road, NW6 1QD

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ref. 153-PS-F-101-REV A

1.0 Introduction

- 1.1 This statement has been produced to accompany an application for full planning permission for a conversion and extension of the existing basement with front and rear lightwells which includes the previously approved rear extension (ref: 2017/7030/P) with an amendment to lower the ground floor rear extension floor by 150mm, and the erection of a front garden bin store.
- 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 natural light, connection to outside space and improved circulation to create two high quality properties.
- 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 and basement 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 raised ground floor level, with the property being split into three units:
- Ground and lower ground floor
 - First floor
 - Loft floor
- 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 lean to 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 long garden, which terraces up at the rear. The property is not overlooked from the rear due to the former reservoir site behind.
- 2.7 An unsightly perforate 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 and is in poor condition.

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- 2.8 The property is not listed nor in a conservation area. The site is within an area of low risk hydrological constraint for surface water, as Hillfield Road suffered flood events in 1975 and 2002. This is discussed further in the Basement Impact Assessment that forms part of this application.

Surrounding extensions

- 2.9 A full in-fill extension at the same height from the existing topography as this proposal has been approved recently at no.43 Hillfield Road re(2017/7030/P).
- 2.10 There are a number of rear extensions that have been approved along the terrace, including full side and rear extensions at 47 (Ref:2010/6028/P), 49 (2012/5741/P) and 51 Hillfield Road (2009/0293/P).
- 2.11 A basement application has been previously approved at No.43 Hillfield Road (Ref:PWX 0103296).
- 2.12 Due the rising topography along the western end of Hillfield road there are a number of basements and basement extensions along the street, including at No.27 (ref: 2003/0764/P), 38 (2007/2162/P) 45a (No Ref), 47 (Ref:2010/6028/P), No.51 (Ref:2008/3799/P) Hillfield Road.

Property Improvements

- 2.13 The existing internal layout provides 2 bedrooms and 1 bathroom; our clients require more living space and storage for their family. They are also proposing to convert and extend the existing basement.

3.0 The Proposal

- 3.1 Access to all properties at 43 Hillfield road will remain on the front elevation. It is proposed to level the front access, which is currently ramped, with the addition of three steps. Access to the lower ground floor is provided via stairs down the proposed lightwell in the front garden.

Basement conversion & extension

- 3.2 The proposal seeks to extend the existing basement. The lower ground floor currently has a height of 1895mm, the proposals looks to create 3090mm ceiling heights with a rear courtyard.
- 3.3 This application also seeks to extend the existing basement to provide a space for additional bedrooms, WC and utility space within the lower ground floor.
- 3.4 Pre-application advice (2017-4351-PRE) has been sought regarding the basement proposals, with no objection in principle being raised regarding the extension of the basement.
- 3.5 2no lightwells at the front and rear of the property have been proposed to allow natural daylight into the ground floor rear bedroom and the lower ground living spaces.
- 3.6 Following pre-application advice the front lightwell has been reduced in size to align with policy A5, so as to conserve the prevailing street character and enable the efficient maneuvering of bins. Front garden lightwells are prevalent on Hillfield road and can be seen at multiple neighbouring properties, including no.45 and 47.

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- 3.7 The proposal is one storey deep has a total depth of excavation of 4m to the underside of the floor slab and is not built under an existing basement, in line with Camden's basement policy A5F and A5G.
- 3.8 The basement and associated lightwells do not exceed 50% of the area of the front and rear gardens individually. The unaffected garden is one single area and creates a continuous area with other neighbouring gardens in line with policy A5H.
- 3.9 The basement extension is less than 1.5 times the footprint of the host building in area in line with criterion A5J.
- 3.10 The proposed basement does not extend into or underneath the garden further than 50% of the depth of the garden in line with criterion A5K. The stairs down to the basement do project further than 50% of the depth of the front garden, however this is to create clear and easy external access to the basement. We believe that this is the most logical circulation arrangement. Should this be contentious, we would welcome a discussion with the council to find a positive solution.
- 3.11 In line with criterion L, the front lightwell is set back from the boundary with no.45. A boundary wall is proposed on the boundary with no.41, as setting the basement flat entrance in from the boundary would make the external access to the basement flat excessively awkward due to a narrow hallway and there is no other practical way to enter the flat. Should this be contentious, we would welcome a discussion with the council to find a positive solution.
- 3.12 There will be no loss of trees of townscape or amenity value in the development, in line with Camden policy criterion M.
- 3.13 94% of the development is under the footprint of the existing building and will have minimal impact and is subordinate to the host building. The basement extends beyond the footprint of the host building by only 5.5m² to allow access and create a utility space.
- 3.14 The rear lightwell would have a planted green wall from lower ground to ground floor. This will provide a softer, more natural view from both the ground and lower ground floor spaces that look out onto it.
- 3.15 The rear lightwell is 3.9m x 2.6m in size including retaining walls. This is to maximize daylight permeation into the lower ground floor living spaces. It would be accessible from the basement, allowing private outside space on the lower ground floor
- 3.16 The basement excavation will not cause harm to neighbouring properties and is in keeping with the character and amenity of the area.
- 3.17 A basement impact assessment has been provided as part of this application in line with Camden's policy on basements.

Basement Accessibility

- 3.18 The proposal considers the following points on accessibility to achieve the highest practicable standards of accessibility and inclusivity. For the avoidance of doubt, the following statements meet the

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requirements of an accessibility statement.

- 3.19 Access to the basement will be via a flight of stairs internally in the ground floor hallway and in the front garden down to in the front lightwell externally. The stairs have been designed to allow for a external stairlift, should this be required at future date.
- 3.20 The position of a future external platform lift to the basement has been considered, however the front lightwell is too small.
- 3.21 The open plan layout and 800mm leaf doors throughout the property allow for easy circulation and accessibility to every space.
- 3.22 The rear bathroom and bedroom meet the requirements for M2: Accessible and adaptable dwellings within building regulations.
- 3.23 The minimum head height in the basement in 2300mm in the entrance and utility, and measures 3090mm through the rest of the property.

Rear Ground Floor Extension

- 3.24 The design of the rear extension is the same as previously approved application (Ref:2017/7030/P). It has been included as it materially relates to the basement proposal. It is proposed to lower the floor of the rear area a further 150mm to improve ceiling heights from the previously approved scheme.
- 3.25 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. The proposed layout provides a high quality living space.
- 3.26 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.
- 3.27 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 living space that flows out into the garden.
- 3.28 The proposed ground floor extension roof and eaves height matches that of previously approved application ref:2017/7030/P.
- 3.29 The proposed side return roof would be glazed so as to reduce the bulk of the design following comments from Camden's planning officer and moderating planner. The side return roof matches the design of the approved extension (Ref:2010/6028/P).
- 3.30 To ensure decent ceiling heights of 2600mm whilst reducing the height at the boundary of no.45, it is proposed to lower the ground floor level in the rear extension by 370mm, 150mm lower than the previously approved rear extension (Ref:2017/7030/P) at the property.

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- 3.31 The extension walls are proposed to be constructed from London stock brick to match the existing closet extension.
- 3.32 The proposals have high quality thin aluminium framed glazed windows.
- 3.33 The proposed extension flat roof would be finished with high quality dark grey single ply membrane.
- 3.34 A carefully positioned skylight is 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 considered so as to minimise light spillage into the flat above. The rooflights are proposed to be high quality and low profile.

Improving the Existing Building

- 3.35 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.

4.0 Planning History

There have been 7 formal planning applications for Flat 1, 43 Hillfield Road. This is detailed below:

Application Reference	Description	Decision	Date Registered
2017/7030/P	Erection of a ground floor single storey rear and side extension; replacement of rear door and side facing rear window.	Granted	09/04/2018
2017/7028/P	Erection of a ground floor single storey rear and side extension; Replacement of rear door and side facing rear window	Withdrawn	10/01/2018
2017/6289/P	Erection of a ground floor single storey rear and side extension; replacement of rear door and side facing rear window; Erection of front garden bin store	Refused	08/12/2017
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, P101, P102A, P103, P104 and letter dated 14/06/01.	Granted	03/05/2001

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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

4.1 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.

4.2 This application has been developed with reference to the previously approved application detailed above and in line with current Camden planning policies.

5.0 Planning Considerations

5.1 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

CPG5 Basements 2018

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.

5.2 The scheme has also been developed following pre-application advice from Camden council Ref: 2017/4351/PRE:

5.3 We believe that, in accordance with the aims of Camden's planning policies, the proposals will;

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- 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 and under proper supervision
- not affect the amenities of surrounding properties
- not negatively affect the streetscape of Hillfield Road

6.0 Consultation

6.1 We have opened a dialogue with neighbouring residents regarding the proposed works. An initial consultation with neighbours was undertaken in November 2017, via e-mail and a consultation meeting. A second consultation with neighbours to discuss the developed design proposals was initiated via email in Sept 2018, we are yet to receive any feedback regarding the proposals.

7.0 Sustainability

7.1 The properties will comply building regulations part L and where possible will surpass these requirements. The properties will be well insulated, all new windows will be double glazed and high efficiency condensing boilers will be installed to reduce energy consumption.

7.2 The proposals will use low energy LED lighting and will have flexible layouts, allowing both properties to be adaptable to the needs of their users.

7.3 A green, planted wall has been proposed in the basement rear courtyard to provide a natural and softer outlook from the sitting room and bedroom of the basement.

7.4 A SUDs strategy has been developed to increase the permeable area on site to provide attenuation to surface water run off. Permeable paving and planters have been introduced into the scheme to provide greater permeable areas, and is detailed further in the Basement Impact Assessment.

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. The proposals also look to create a high quality basement through a considered and respectful extension.

8.2 The proposed alterations to Flat 1 43 Hillfield Road accord with the aims of all adopted policies and guidance.