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PLANNING STATEMENT + DESIGN AND ACCESS STATEMENT

Flat 1, 43 Hillfield Road, NW6 1QD

8 May 2019

ref. 153-PS-G-101

1.0 Introduction

- 1.1 This statement has been produced to accompany an application for full planning permission for Division of the existing Ground Floor Flat into 2no. 2b3p (Useclass C3) dwellings via the extension of an existing basement with front and rear lightwells and rear full in-fill extension with the same massing as previously approved in application 2018/5111/P. Alterations to previously approved application 2018/5111/P are lowering the front garden level by 350mm, reductions in size of ground floor nursery glazing and addition of opaque glazing within ground floor dining room space, addition of bike store in the front garden and alteration of internal layout in basement.
- 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 reference this document will refer to the proposed ground floor flat as flat 1 and the proposed basement flat as flat 1a.
- 1.5 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 currently being split into three units:
- Ground floor and basement – owner occupied
 - First floor – neighbour
 - Loft floor - neighbour
- 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)

Planning Statement

43 Hillfield Road, London NW6 1QD

- 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.
- 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 of the same massing as this proposal has been approved recently at no.43 Hillfield Road ref:(2018/5111/P).
- 2.10 There are a number of basement extensions and conversions that have been approved along the hillfield road, including no17 (9005296), no. 27 (Ref:2003/0764/P), 29 (8804350) 49 (2012/5741/P) and 38 Hillfield Road (2008/1845/P), 47 (Ref:2010/6028/P), No.51 (Ref:2008/3799/P) Hillfield Road.
- 2.11 A basement application of the same massing has been previously approved at No.43 Hillfield Road (Ref:2018/5111/P).

Property Improvements

- 2.12 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 to create a separate, high quality 2 bedroom dwelling.

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 convert the current basement into a separate 2b3p dwelling. The lower ground floor currently has a height of 1895mm, the conversion 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 a second bedroom, WC and utility space within the proposed basement flat.
- 3.4 Pre-application advice (2017-4351-PRE) has been sought regarding the basement proposals, with no objection in principle being raised regarding the conversion and 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

Planning Statement

43 Hillfield Road, London NW6 1QD

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. Please refer to document 153-PS-G-102 – Policy A5 for details regarding policy A5.
- 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 access to the basement flat. We believe that this is the most logical circulation arrangement. This has been approved in application 2018/5111/P.
- 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 access to the proposed basement flat excessively awkward due to a narrow hallway and there is no other practical way to enter the flat. This massing and layout has been approved in application 2018/5111/P.
- 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 flat, allowing the flat to have private outside space. See ‘Space standards section for details’.
- 3.16 The basement excavation will not cause harm to neighbouring properties and is in keeping with the

Planning Statement

43 Hillfield Road, London NW6 1QD

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 requirements of an accessibility statement.
- 3.19 Access to the proposed basement flat will be via a flight a stairs in the front garden down to in the front lightwell. 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 flat has been considered, however the front lightwell is too small.
- 3.21 The front entrance to the flat and access to the rear courtyard has a flush threshold by using paviours on pedestals to allow for the incorporation of flood mitigation measures outlined in the BIA supplementary report. The internal layout of the property is step free to maximise accessibility.
- 3.22 The open plan layout in the flat and 800mm leaf doors throughout the property allow for easy circulation and accessibility to every space.
- 3.23 The rear bathroom and bedroom meet the requirements for M2: Accessible and adaptable dwellings within building regulations.
- 3.24 The minimum head height in the basement flat is 2300mm in the entrance and utility, and measures 3090mm through the rest of the property.

Rear Ground Floor Extension

- 3.25 The design of the rear extension is the same as previously approved application (Ref:2018/5111/P). It has been included as it materially relates to the basement proposal.
- 3.26 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 and an additional shower room.
- 3.27 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.

Planning Statement

43 Hillfield Road, London NW6 1QD

- 3.28 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.
- 3.29 The proposed ground floor extension roof and eaves height matches that of previously approved application ref:2017/7030/P.
- 3.30 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).
- 3.31 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 glazing.
- 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.

Space Standards

- 3.35 The 2no proposed flats are larger than the minimum space standards set out in the Nationally Described Space Standards, London Housing SPG and Camden Planning Guidance for 2b3p dwellings.
- 3.36 The GIA for ground floor Flat 1 is 88.6 sqm and for basement flat Flat 1a is 69.9 sqm, surpassing the minimum GIA in 2b3p dwellings of 61m². Flat 1 and 1a also better the minimum standards for built in storage in 2b3p units, with Flat 1 containing 6.6m and Flat 1a containing 6m of storage.
- 3.37 Both Flats align with the floor area requirements set out for bedrooms in 2b3p dwellings in the National Described Space Standard point b, c and d and e. Each flat has a double bedroom with a width greater than 2.75m and a floor area exceeding 11.5 sqm. Each flat also contains a single bedroom, noted as a dressing room/nursery in Flat 1 that exceeds a floor area of 7.5m² and is at least 2.12m wide. This is outlined on plan drawings 153-GA101-2.
- 3.38 The proposals both have a minimum ceiling height of 2.5m for at least 75% of the gross internal area.

Private outside space

- 3.39 Basement Flat 1a has an external courtyard of 7.6 sqm with a minimum width of 2200mm, surpassing the guidelines set out in London Housing SPG Standard 25 and 26 and Policy D4 Housing quality and standards, please see point 3.42 and 3.43 for more details regarding quality of space. Flat 1 has a large rear garden as shown in the location plan.

Planning Statement

43 Hillfield Road, London NW6 1QD

- 3.40 Both flats achieve a good dual aspect with sizeable windows on the north and south elevations in line with Camden's Residential development Standards in Interim Housing CPG 2019 and the London Housing SPG 2016 Standard 29.

Outlook

- 3.41 Flat 1's main living space has a positive outlook onto the rear garden, with the master bedroom looking out onto planting in the front garden and Hillfield Road itself.
- 3.42 In the basement flat (flat 1a) both bedrooms have a outlook onto a generously sized external courtyard/amenity space to align with Camden's planning guidance 6 point 2.13. The external courtyard has permanent planting in the form of a planted green wall to ensure the outlook is pleasant in line with Camden's policy.
- 3.43 The main living space in Flat 1a has a clear view of the sky, and an outlook onto a private, well proportioned front lightwell in line with London Housing SPG. This lightwell is permanently planted to screen the concrete structure of the lightwell wall in line with Camden's Planning Guidance 6 point 2.13.
- 3.44 Flat 1a has been designed to not have an overbearing and/or dominating effect that is detrimental to the enjoyment of any other properties/residents at 43 Hillfield Road and in neighbouring vicinity in line with Camden Planning Guidance 6 2.14.

Daylight and Sunlight

- 3.45 All habitable rooms in Flat 1 and 1a have direct natural light as outlined in Camden's Interim Housing CPG and CPG for Amenity. We are confident that there is adequate daylight conditions within the all habitable rooms, due to the amount of glazing within both proposals.
- 3.46 The main living space in Flat 1a is south facing and has a clear view of the sky. The design of this dwelling aligns with London Housing SPG 2016 Standard 32's preference of direct sunlight entering the main living space for part of the day.
- 3.47 The proposals have lowered the front garden area by 350mm from the garden level in previously approved application 2018/511/P to allow more light into the basement flat 1a front bay window.

Overlooking and Privacy

- 3.48 The design of the interior and exterior of each dwelling has been carefully considered to protect the privacy of the occupants of both dwellings to a reasonable degree as outlined in Camden Planning Guidance – Amenity point 2.2.
- 3.49 In the ground floor flat (Flat 1) the dining room window will be etched to a level of 1800mm above ground floor level, mitigating overlooking from the flat below into this space and visa versa, whilst maintaining natural daylight and outlook into this space.

Planning Statement

43 Hillfield Road, London NW6 1QD

- 3.50 There are no windows between either property that directly face each other. The proposed window in the nursery in Flat 1 does overlook the windows of bedroom 1 and external courtyard in flat 1a at an angle of 60 degrees to from centre pane to centre pane of each. The size of this window has been reduced from the existing French doors to minimise the impact. The level of overlooking from this window is minimal and is outlined on the proposed section 153-PL-G-107. Should this window be contentious we are open to a discussion regarding mitigation measures outlined in Camden's Amenity SPG.

Circulation Space

- 3.51 The plan layout of both properties has been designed around sensible circulation spaces to ensure there are no excessive corridor lengths or wasted spaces in line with Camden's Interim Housing CPG.

Stacking

- 3.52 Where possible bedrooms and bathrooms within the two properties have been stacked in align with London Housing SPG Standard 30. Due to the orientation of the property, positioning of the garden and to comply with Camden's basement policy the design is unable to stack the living spaces of each flat. If this element of the design is contentious, we are open to a discussion with the council to work towards a positive outcome.

Adaptability

- 3.53 We do not believe that demountable partitions are an appropriate design feature within the proposals. All non load-bearing partitions will be of lightweight construction so that each property is easily adaptable in the future.

Cars

- 3.54 The basement flat complies with Camden's Car free policy and is a car free dwelling.

Cycle store

- 3.55 A secure and covered bike store is located in the front garden next to the bin store.

Climate Change mitigation

- 3.56 The proposals adopt high ceilings within both flats and cross ventilation via a dual aspect to mitigate the overheating and ventilation of rooms, as per London Housing SPG Standard 34-35. The proposals also utilise existing housing stock to increase density and provide extra accommodation. For further details regarding sustainability and climate change mitigation please see point 7.0 sustainability.

Improving the Existing Building

- 3.57 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
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

Planning Statement

43 Hillfield Road, London NW6 1QD

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) 2016

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;
- 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
 - 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

Planning Statement

43 Hillfield Road, London NW6 1QD

- 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 both flats 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 flat rear courtyard to provide a natural and softer outlook from the living space and bedroom of the basement property.
- 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 the existing property, make better use of internal space and provide an additional high quality residential unit. 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 proposal looks to create a high quality basement flat through a considered and respectful conversion and extension. Massing of both ground floor and basement extensions are in line with the previously approved proposals in application 2018/5111/P.
- 8.2 The proposed alterations to Flat 1 43 Hillfield Road accord with the aims of all adopted policies and guidance.