



## **Design & Access Statement**

Flat 7, 8 Hampstead Hill Gardens,  
NW3 2PL

**Project:** Installation of a roof terrace

**Date:** September 2018

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## 1.0: INTRODUCTION

### 1.1: PURPOSE OF THIS DOCUMENT

This document aims to give a written overview in support of the proposed alterations to Flat 7, 8 Hampstead Hill Gardens. It specifically examines the design philosophy and should be read in conjunction with the supporting Planning Application drawings and information.

### 1.2: INPUT INTO THE DOCUMENT

The document has been prepared in conjunction with Planning Concepts & Solutions LTD ([www.planningconceptsandsolutions.co.uk](http://www.planningconceptsandsolutions.co.uk)) who have a wealth of experience in addressing sensitive planning applications providing considerate and appropriate guidance sympathetic to local and national planning frameworks.

### 1.3: PROPOSAL OVERVIEW

This proposal addresses the installation of a terrace at main roof level to the rear of Flat 7, 8 Hampstead Hill Gardens.

## 2.0: ASSESSMENT

### PLANNING POLICY CONTEXT

**2.1:** The proposals have been prepared, taking account of the National Planning Policy Framework (NPPF): the London Plan: and relevant policies of the adopted Camden Local Plan 2017.

**2.2:** Paragraph 137 of NPPF states that local planning authorities should look for opportunities for new development within Conservation Areas and World Heritage Sites and within the setting of heritage assets to enhance or better reveal their significance. Proposals that preserve those elements of the setting that make a positive contribution to or better reveal the significance of the asset should be treated favourably.

### ADOPTED CAMDEN LOCAL PLAN 2017

**2.3:** The Local Plan policies relevant to the proposals are:

- A1 Managing the impact of development
- D1 Design
- D2 Heritage

**2.4:** Camden Planning Guidance 2011/2015 and Hampstead Conservation Area Statement are also relevant.


## 2.5: SITE LOCATION

Flat 7,  
8 Hampstead  
Hill Gardens,  
London,  
NW3 2PL



## 2.6: CONSERVATION AREA OF HAMPSTEAD



 Denotes the conservation area

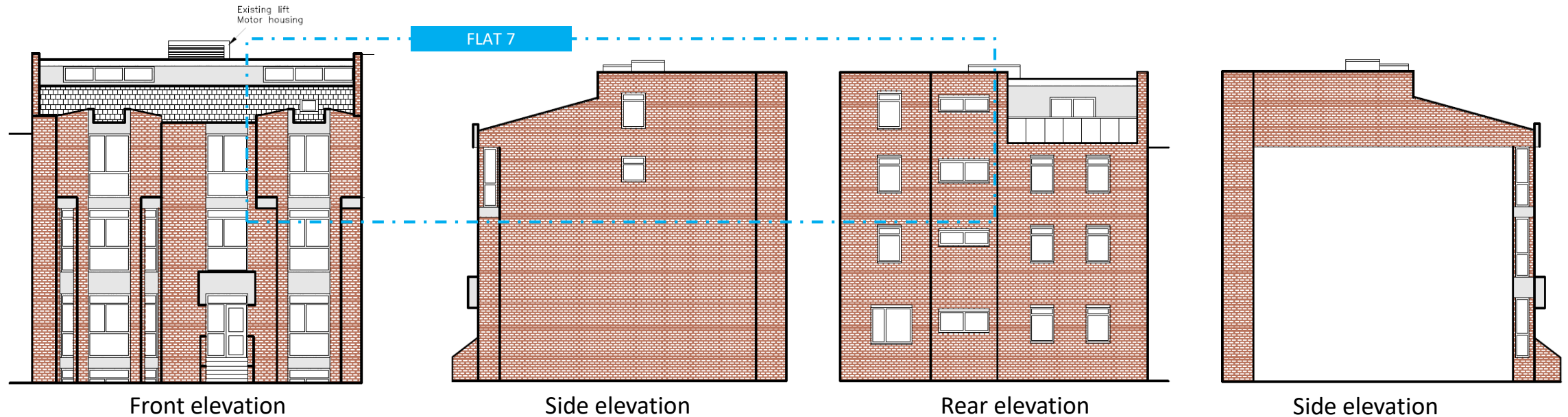
The site is located within the Conservation Area of Hampstead.

A respectful and sensitive approach has been taken for the proposed alterations to ensure positive improvements are implemented whilst avoiding any impact on the existing site and surrounding context.

## 2.7: SITE & SURROUNDINGS

**2.8:** The site comprises a self-contained maisonette at second and third floor levels within a part-four, part-five storey purpose-built residential block on the south side of Hampstead Hill Gardens. The property is unlisted but lies within the Hampstead Conservation Area and is identified as making a neutral contribution to the conservation area because it does not detract from the grander and more ornate Victorian villas in the immediate surrounding area.

## 2.9: EXISTING ELEVATIONS



## 2.10: SITE PHOTOGRAPHY



North Elevation viewed from Hampstead Hill Gardens



East Elevation viewed from Hampstead Hill Gardens



Rear elevation of 8 Hampstead Hill Gardens and the adjoining property 8a Hampstead Hill Gardens

### 3.0: RELEVANT PLANNING HISTORY

**3.1:** Application Reference 2013/8020/P for demolition of existing dwelling house and erection of a new 3 storey dwelling house with lower ground floor rear extension, ground and 1<sup>st</sup> floor roof terraces, plus forecourt parking, lightwell and new boundary enclosure at the front, at 23A Hampstead Hill Gardens London NW3 2PJ, was granted on 02 May 2014.

### 4.0: INVOLVEMENT OF STAKEHOLDERS

- 4.1:** The proposal has been subject of a pre-application discussion with the local planning authority and also has the approval of the management company for the block of flats that flat 7 resides in – 8 Hampstead Hill Gardens Limited
- 4.2:** Pre-application reference 2017/0520/PRE for front extension at second floor level; installation of terrace at main roof level; and installation of balcony top the rear of the property at second floor level were considered harmful to the character of the Hampstead Conservation Area and appearance of the building.



## 5.0: EVALUATION & DESIGN OBJECTIVES

**5.1:** Following assessment of the application site in section two, a number of opportunities were identified.

### **OPPORTUNITIES:**

- Extending amenity space within existing property footprint with no detrimental impact. The proposed roof terrace would provide much needed access to outside space, enhancing the quality of life for occupants.
- Preserving character of Conservation Area
- Neutral impact on appearance of the building
- More effective and efficient use of land
- Reduced development density
- Sympathetic scale, massing and appearance
- Economic benefits, employment, trades, materials etc.

## 6.0: DESIGN PROPOSAL

### USE AND AMOUNT

**6.1:** The application is for installation of terrace at main roof level.

### LAYOUT

**6.2:** The proposal would reuse brownfield land, whilst at the same time preserving the character of the Conservation Area and host building.

### SCALE

**6.3:** The size, scale and massing of the development has been sensitively designed to integrate and blend seamlessly and sympathetically into its context.

### LANDSCAPING

**6.4:** It is not proposed to screen the roof terrace with soft landscaping and other planting to avoid visual clutter. The avoidance of any potential visual clutter on site is also further alleviated by the design which means the terrace is not visible from Hampstead Hill Gardens.

### APPEARANCE

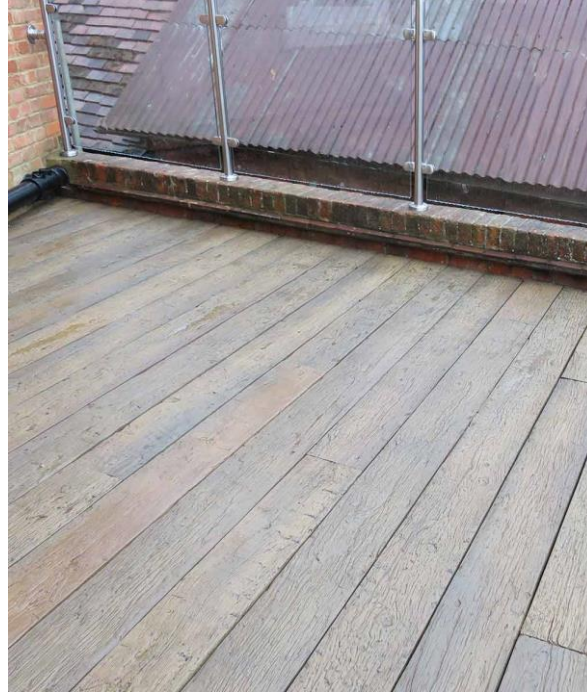
**6.5:** Following pre-application discussions (4.2), two key elements, that is the front extension at second floor level and the installation of projecting balcony to rear of property at second floor level have been deleted from the proposed scheme. In addition, the scale of the proposed roof terrace has been reduced and the balustrade set-back so it won't be seen from the street scene

## 6.6: MATERIALS & DETAILS



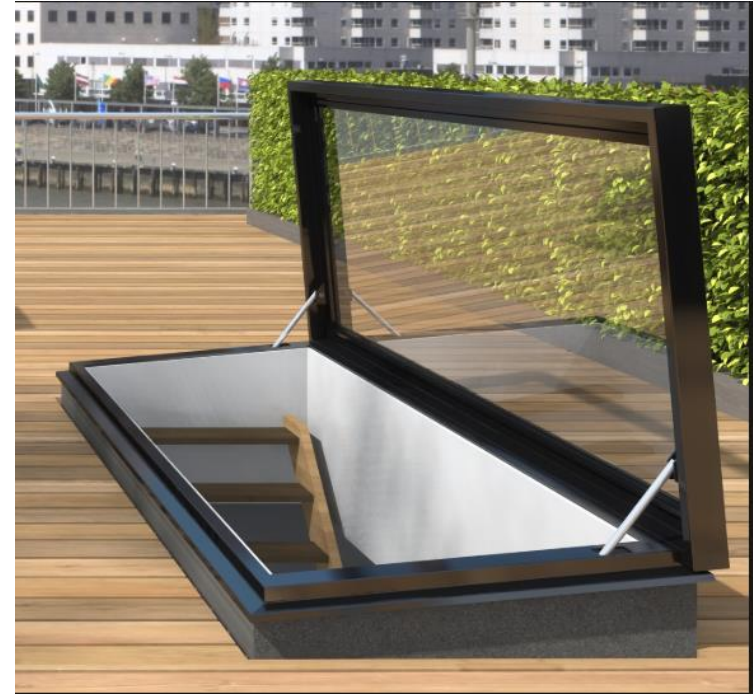
### 6.7: Fenestration

The fenestration will constitute of simple glass panels without metal hand rails.



### 6.8: Decking

Suitable flooring will be chosen that is both considerate of ongoing roof maintenance and offers the necessary protection to the roof structure.



### 6.9: Access

Access is proposed via a full staircase through a roof hatch – this is likely to increase ease and safety on to the terrace.

## 7.0: CONCLUSION

This proposal takes into account the:

- Relevant planning policies
- Relevant planning history
- Pre-application discussion
- Impact on the Conservation Area
- Appearance of the host building

In summary the design, scale, massing and materials of the proposed development would integrate sympathetically into its context without any adverse impact on neighbouring properties and thus preserving the character of the Hampstead Conservation Area and appearance of the host building.