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# HILLFIELD ROAD

CONVERSION OF 2 DWELLING HOUSES INTO 9NO. SELF CONTAINED  
FLATS. PROPOSALS INCLUDING A 2 STOREY UPWARDS EXTENSION WITH  
ALTERATIONS TO THE REAR



DESIGN & ACCESS STATEMENT

FEBRUARY 2020

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# 1. INTRODUCTION

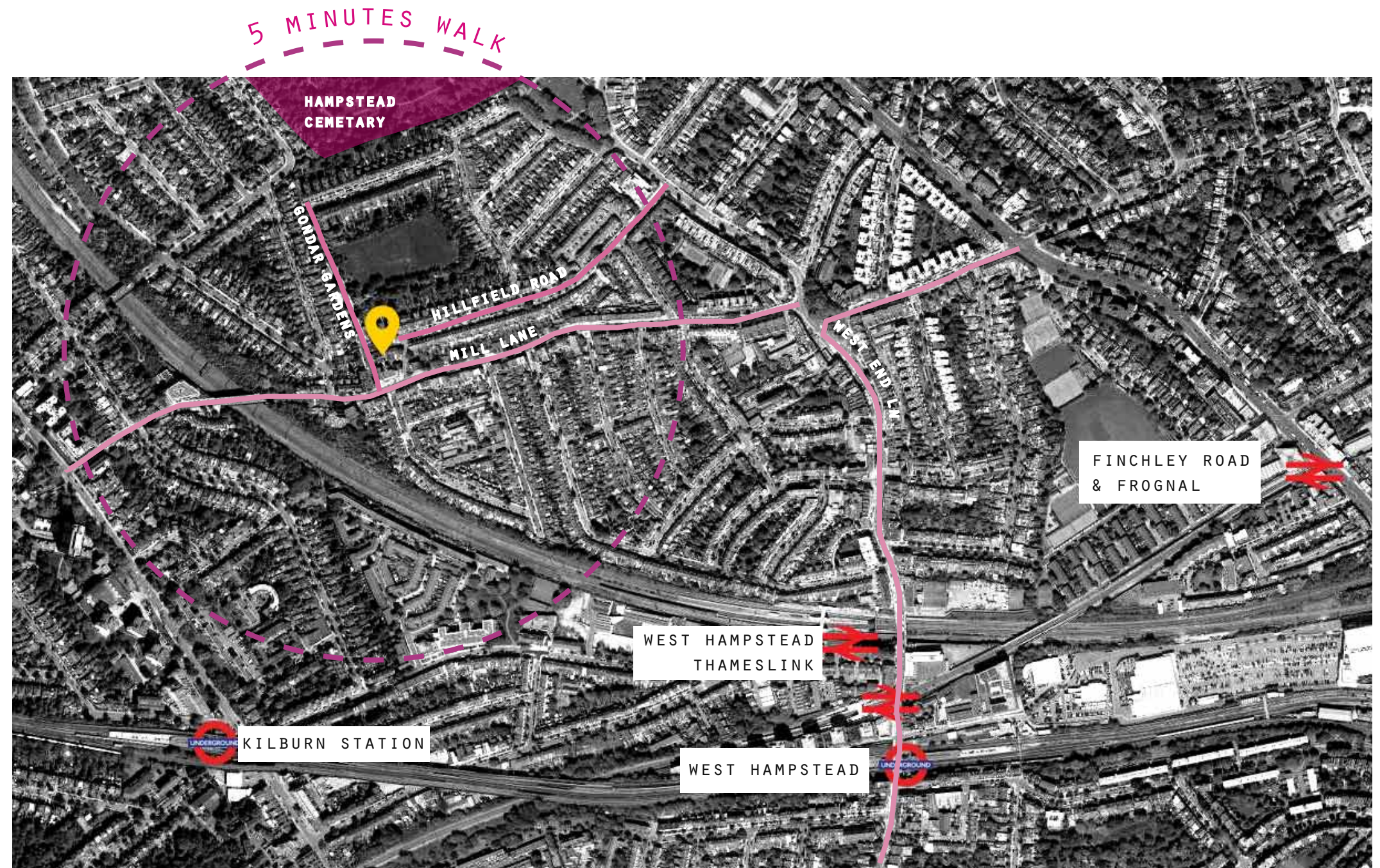
## 1. Introduction

This design and access statement has been prepared by Charabanc on behalf of the applicant to support development proposals at 2 Hillfield Road, NW6 1QE.

The planning application includes proposals to convert two town houses into nine flats, including a 2-storey upwards extension with alterations to the rear.

The ambition of this development is to achieve a high standard of design, creating new housing while enhancing positively the built environment.

The applicant seeks to regularise a number of recently approved planning applications and which form the basis of this proposal.



Site location



## 2.1 Applicant

The applicant is a local developer and contractor who has a history of delivering high quality housing and been part of Camden community for over 10 years.

The development aims to contribute to the Mill Lane neighbourhood, bringing a new and diverse mix of accommodation types, increasing footfall in the immediate shopping area.

## 2.2 Site location

The site is located at the Western end of Hillfield Road, which runs West-east, a road which terminates at a raised grass area on Gondar Gardens.

Hillfield Road is to the South of Hampstead cemetery, and approximately midway along Mill Lane, to the North. The context is notable for its steep incline from Mill Lane, climbing up the hill towards Hampstead Cemetery.

## 2.3 Building

The site is an existing two storey, late Victorian terraced house on the Southern side of Hillfield Road. The building is part of a short terrace of 7 properties, each showing different architectural proportions. As a result the street elevation contrasts greatly with the Northern side of Hillfield Road where a regular rhythm of late Victorian houses is unbroken.

2 Hillfield Road was originally designed and built as part of an infill terrace of 3 houses, which differ from its neighbours in a number of ways. Firstly it features a flat roof which creates a visual gap between neighbouring properties on either side. Secondly the architectural proportions and styling are not the same. It is unknown why windows have been set lower than those of adjacent buildings, or why it features differing detailing such as decorated window capitals, entrance portico and lintel motifs.

The result is a building that sits squat in its context, appearing under-scaled and under developed.

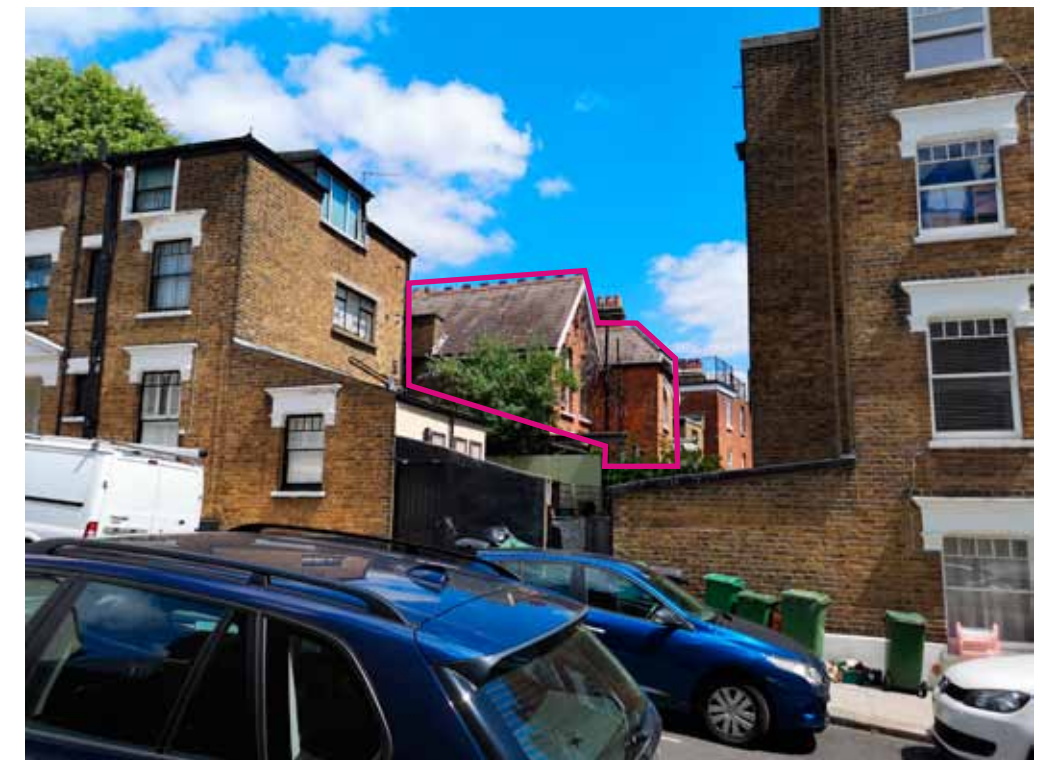
2 Hillfield Road is not within a conservation area, has no Article 4 Conditions and nor is it a listed property.



Looking South from Hillfield Road



Looking South East from Gondar Gardens



Looking North East from Gondar Gardens



## 2.4 The block

2 Hillfield Road sits on a small block of properties bordering with Mill Lane to the South and Gondar Gardens to the West.

To the South of the site, those buildings fronting onto Mill Lane have been built up to 4 storeys high, overshadowing the application site significantly, while on the Northern side of Hillfield Road, the terrace of late Victorian houses have also been built to 4 storeys in height - taking advantage of the steeply inclined site.

The only outdoor amenity for the site is a rear garden space measuring 13.9m<sup>2</sup>. All of the gardens on this block are small with poor provision of daylight. There are currently unavoidable views onto it from the adjacent neighbour at 1 Mill Lane.



Broken roofline between 2b, 2a and 2 Hillfield Road



Aerial photo looking North over site



Aerial photo looking West over site



Disparity in scale of site and adjacent buildings



2.5 Urban analysis

Analysis of building height and street width shows disparity of scale at the application site, and the height map diagram below highlights this.

Directly overlooking the site to the South, there are 2 blocks of 4-storey early Edwardian shops with residential flats above. The proximity of these blocks creates significant overshadowing and sense of enclosure to the application site.

Along the entire Northern side of Hillfield Road 4-storey Victorian houses take advantage of the steep site, being 1 storey more than buildings on the Southern side. This disparity in scale is emphasised when properties such as No. 15 excavates the raised front garden creating a level hardstanding, revealing an imposing 4-storey façade.



Hillfield Road looking from Mill Lane to North West

ROOF OF SITE AT  
2 HILLFIELD RD

3 STOREY REAR  
ADDITION AT  
4A HILLFIELD RD



Nothern side of Hillfield Road

5 STOREY  
DEVELOPMENT AT  
15 HILLFIELD RD



Building height map looking South

- 2 STOREY
- 3 STOREY
- 4 STOREY



# 3. PREVIOUSLY APPROVED APPLICATIONS

2 HILLFIELD ROAD  
DESIGN AND ACCESS STATEMENT

## 3.1 Rear and basement extension

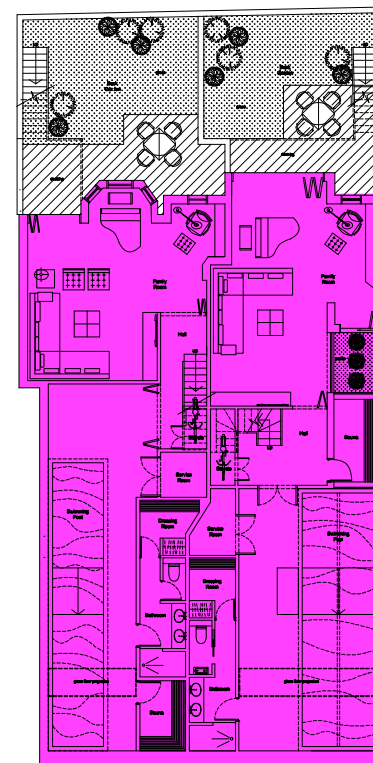
In 2007 and 2008 the applicant received planning permission to convert and extend the property. The approved plans opposite highlight the areas that have been extended.

### Planning Ref: 2007/2689

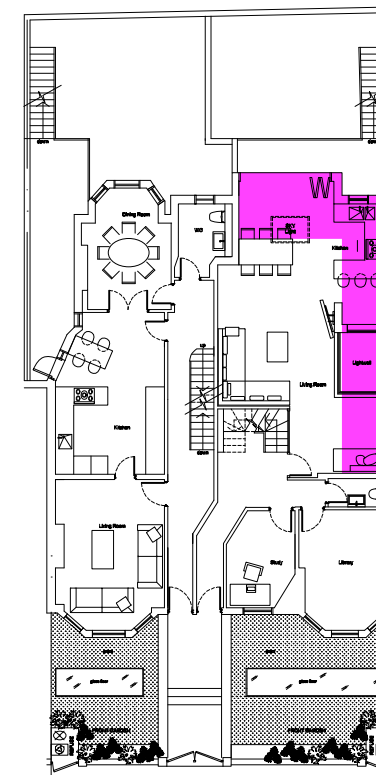
Vertical conversion of two flats to use as two dwelling houses, including the erection of two storey infill side extension and single storey side and rear extension, together with the provision of first floor balcony above the bay window and alterations to the fenestration [including the provision of two Juliette balconies] on the rear elevation.

### Planning Ref: 2007/6306

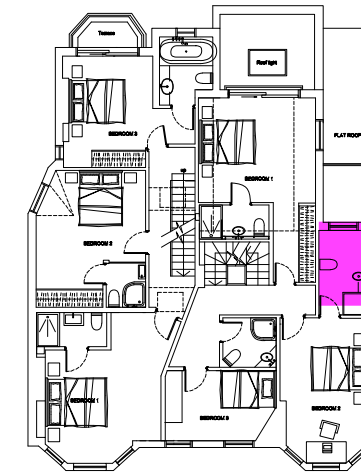
Revision of planning permission (2007/2996/P) dated 10/08/2007 (for the conversion of 2x flats to 2x houses with extensions) to excavate a basement level to provide a swimming pool, habitable rooms and a rear lower garden to each house.



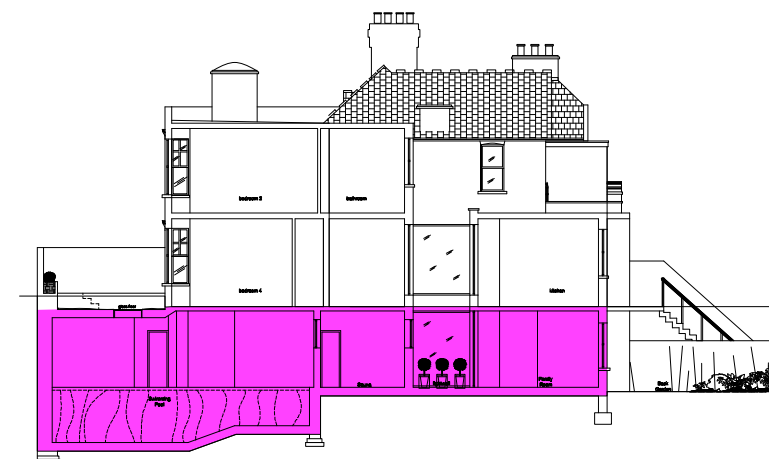
Basement



Ground floor



First floor



Section

# 3. PREVIOUSLY APPROVED APPLICATIONS

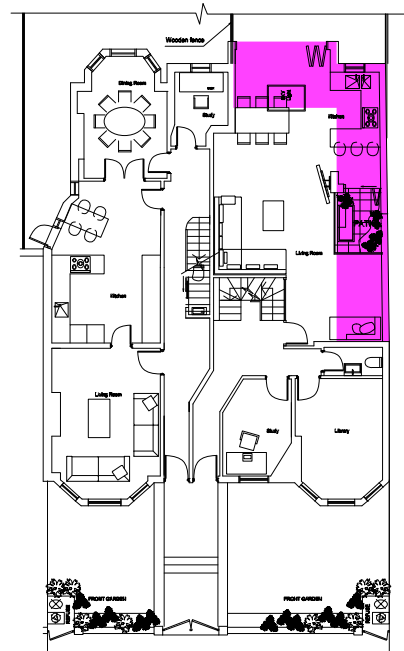
2 HILLFIELD ROAD  
DESIGN AND ACCESS STATEMENT

## 3.2 Roof extension

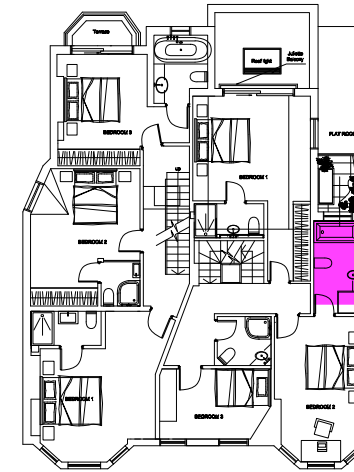
In 2008 the applicant received planning permission to convert and extend the roof of the property. The approved plans opposite highlight the areas that have been extended.

### 2008/1472

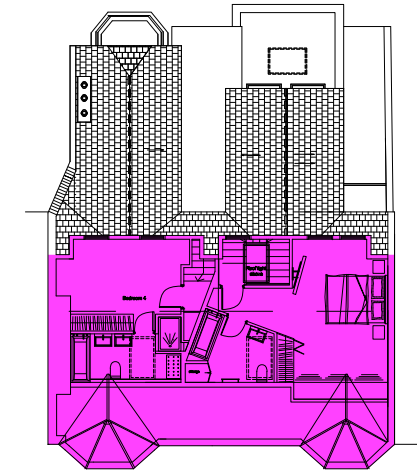
Vertical conversion of existing 2x flats to create 2 x dwelling houses, enlargement of the front roof including the insertion of two roof lights in the new roof slope and the erection of two new dormer roof extensions in the rear roof slope, side and rear extensions, elevational alterations and terraces at first level.



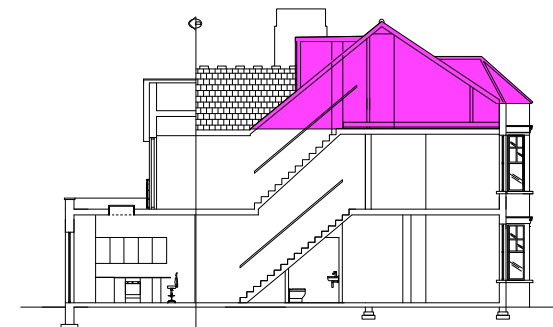
Ground floor



First floor



Second floor



Section



## 4.1 Street view from Hillfeild Road



Photomontage of proposal looking South from Hillfield Road



## 4.2 Street view from Gondar Gardens



Photomontage of proposal looking Southeast from Gondar Gardens



## 4.3 Proposal overview

The proposal will combine and convert two single family houses to create 9 high standards flats or maisonettes.

The proposal seeks to enhance the surrounding built environment. The quality of the design, the general massing and the choice of materials have all been carefully considered in this respect.

The modifications and addition to the original buildings will be in keeping with the existing style, preserving the quality of the architecture while adding contemporary and sympathetic extension.

The main alterations proposed to the houses are:

- Double height mansard roof extension, including brick faced dormer towards the street;
- Basement extension including two light wells to the front court and lowered excavated garden to the rear;
- Conversion of existing rear addition pitched roof into flat roof to form accessible terrace;
- Small extension to existing rear addition.

## 4.4 Layout

All units are well planned meeting or exceeding the London plan space requirements.

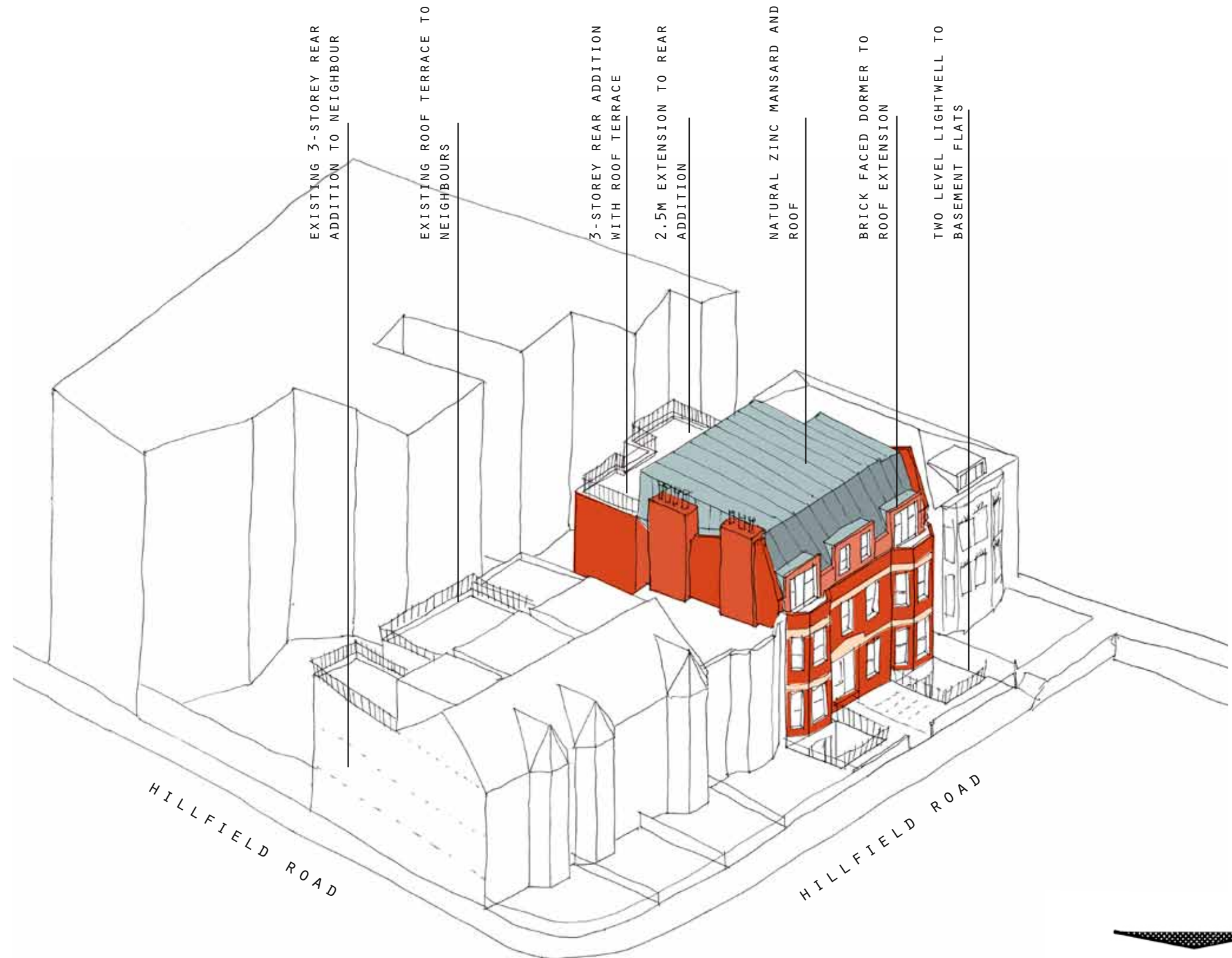
Most units (67%) have been provided with an outdoor amenity in the form of a garden, a balcony or a terrace.

The two basement duplexes at the front will be lit through a light well in the forecourt and to make them feel comfortable and airy they feature double height living rooms. They also have generous surface areas.

Family size maisonettes are located at ground and upper basement level. At their lower level, these units enjoy a garden directly connected to the living spaces.

The first floor will accommodate two 1-bed units and one 2-bed and an additional 2-bed will be located at the second floor.

A spacious 4-bed duplex enjoys a large terrace is located at the top levels.





4.5 Use  
The building will remain a class C3 residential property.

4.6 Accommodation schedule

	Floor	Type	GIA	Amenity
Unit 1	Lower ground Upper ground	3 bed duplex	104 sqm	Patio 10sqm
Unit 2	Lower ground Upper ground	2 bed duplex	86 sqm	Patio 9 sqm
Unit 3	Upper ground Ground floor	3 bed duplex	110 sqm	Garden 36 sqm
Unit 4	Upper ground Ground floor	4 bed duplex	125.5 sqm	Garden 41 sqm
Unit 5	First floor	1 bed	41 sqm	
Unit 6	First floor	2 bed	63 sqm	Balcony 3 sqm
Unit 7	First floor	1 bed	39.5 sqm	
Unit 8	First floor	2 bed	67 sqm	Balcony 2 sqm
Unit 9	Second floor Third floor	4 bed duplex	159 sqm	Terrace 34 sqm
Bike parking	6 parking spaces			
Refuse storage	Recycling General refuse Food	9 x 140L 9 x 120L 9 x 23L	Approx. 320 sqm	
Site area				





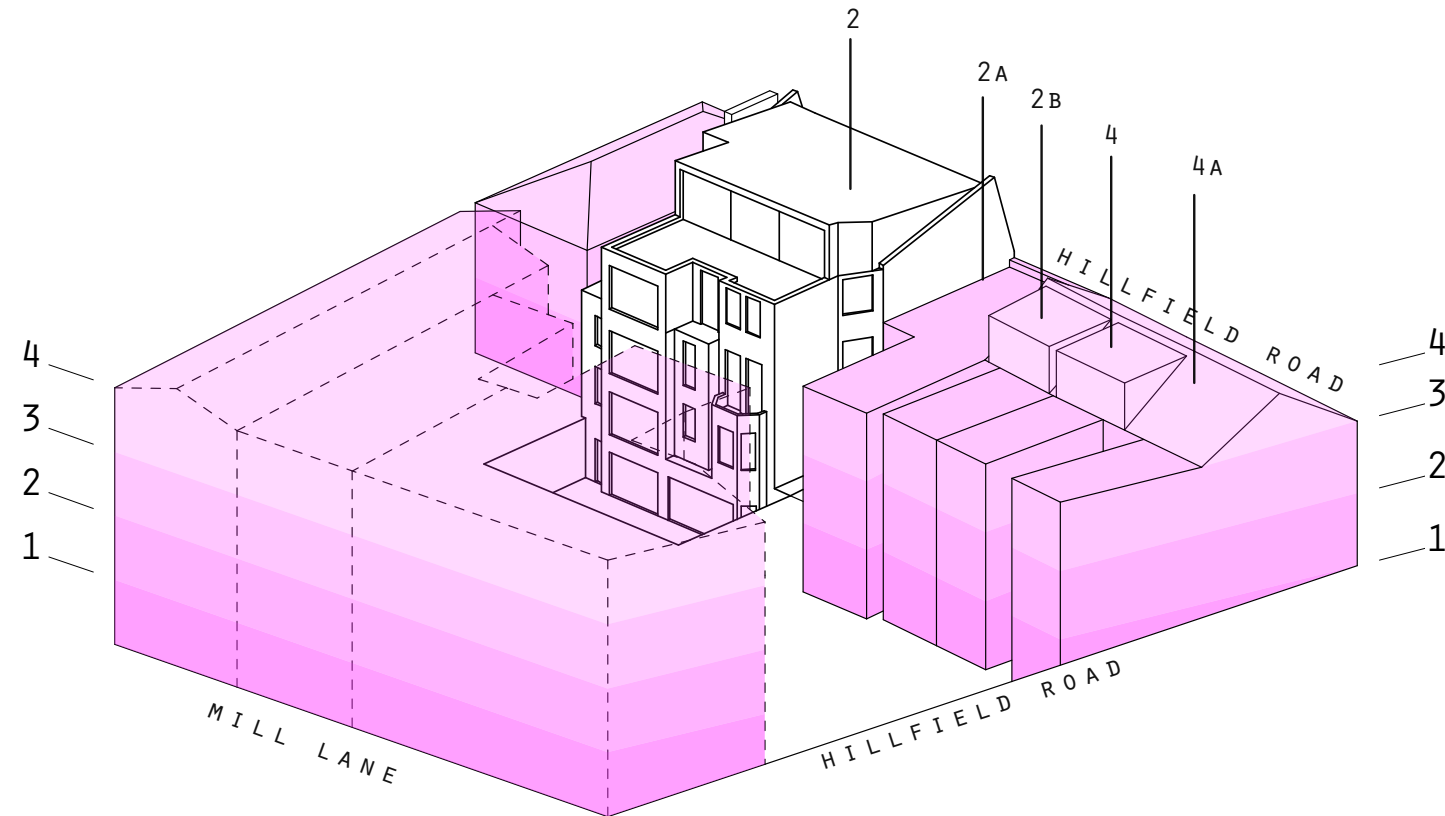
## 4.7 Massing

The general massing of the proposal while adding volumes to the original building seeks to remain in keeping with the existing buildings of the block. It also has looked at mitigating any negative impact on neighbouring properties such as loss of daylight or privacy.

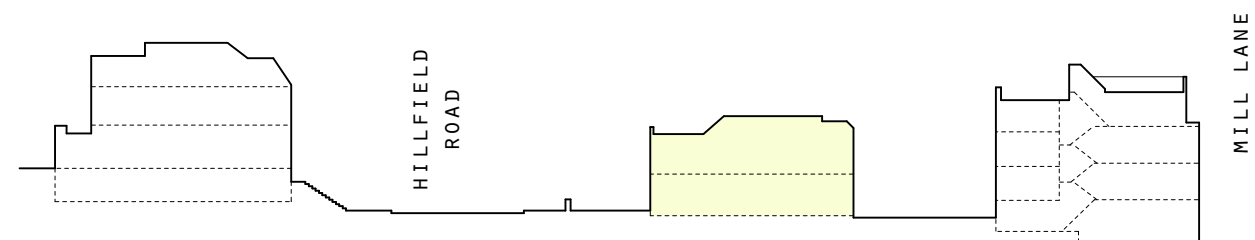
The additional volume towards the street is a mansard roof, set at a 70° angle. The line of the new dormer windows is set back from the original elevation to read as a secondary roof feature, making it thus sympathetic to the streetscape.

With the addition of the roof terrace the rear addition will be three storey high which will match n°2b, n°4 and n°4a Hillfield Road. It will also be at a similar height than its rear neighbour of Mill Lane.

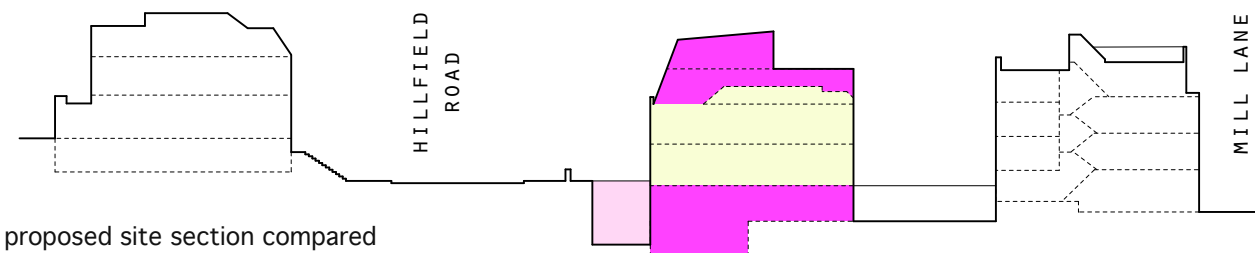
The top floor, not visible from the street, has been set back from the rear elevation to minimise its impacts on adjacent properties and preserve privacy.



Massing study



Existing site section



Existing and proposed site section compared



## 4.8 Materiality

Towards the front the existing elevation will be retained and restored. New timber sash windows and doors to match existing will be installed.

The material palette to all new elements has been kept simple to compliment the existing building:

- Brick to front dormer, side chicks and rear elevation. The brick will be a contemporary match to the existing;
- Natural standing seam zinc to mansard and box extension;
- Aluminium framed windows to rear elevation;
- Black powder coated steel balustrade.



FRONT ELEVATION

Street elevation: design principles for the mansard roof



References of traditional and contemporary buildings with mansard roof with dormer windows.



Rear elevation



## 4.9 Comparison of proposal with approved extensions

This planning application takes into account the extensions already approved in previous planning applications and combines them into a coherent, regularised scheme.





# 5. ACCESS & REFUSE

## 5.1 Access

The scheme has been designed to DDA, Lifetime Homes and revised Part M requirements as far as the existing building allows. As the existing building does not have a lift we have therefore looked to ensure that the scheme is accessible for an ambulant disabled.

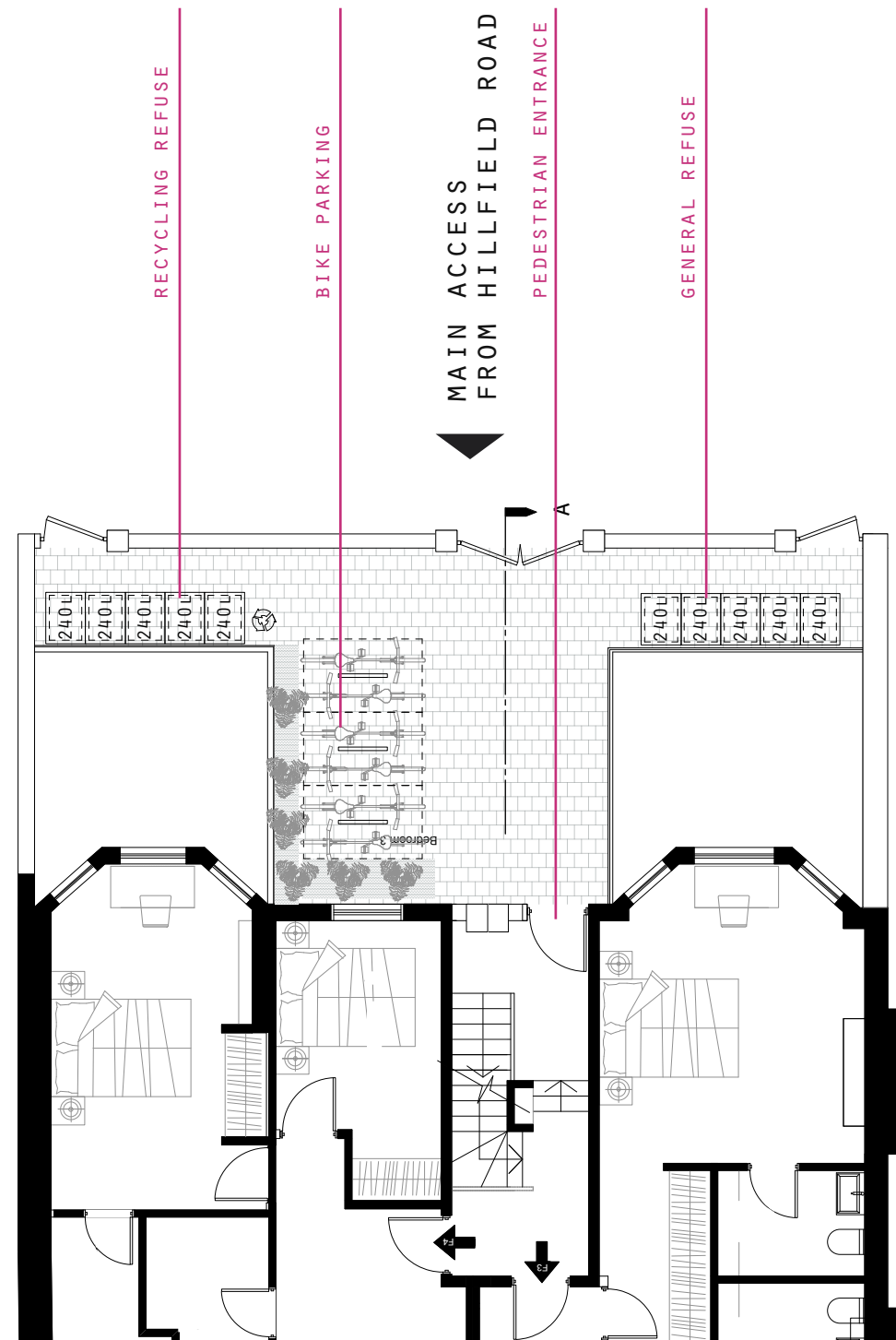
All flats are accessed through a common entrance.

## 5.2 Bike store

6 bicycles stores are provided at the frontcourt and bikes can be securely locked.

## 5.3 Refuse

General refuse and recycling bins are located at the forecourt and are easily accessible to the refuse collectors. Provision meets the Camden requirement for a development of this size in regards to general waste, recycling and food waste.



## 6.1 Environment

The current requirement of Camden Council is to achieve sustainable homes that conserve energy, water and the careful use of resources where possible. The objective of this redevelopment is to modernise and extend the existing building exceeding current guidelines to create a more efficient building.

This development proposal aims to reuse an existing building to provide modern homes, densifying the current site. We feel therefore that this represents a sustainable form of development. As much as possible of the existing building will be retained to minimise waste.

The general design of the extension is compact and dense maximising the energy efficiency. The insulation level for the proposed extension will be above the present Part L requirements.

The proposal has been designed to allow as much natural daylight into the building, optimimizing floor plans for ventilation which in turn reduces the energy load requirements of artificial lighting and heating / ventilation. Double glazed low “e” glazing is proposed throughout the scheme to maximise daylight and to reduce solar gain, preventing overheating in summer and heat loss in winter.

The proposals will benefit from high efficiency gas condensing boiler to further minimise energy load requirements. They will have a secondary source of heat where the flue passes though the heat exchanger to produce a high efficiency. All radiators will include thermostatic valves.

All habitable rooms will be naturally ventilated and extract to kitchens, bathrooms and toilets will be wired to local light circuits and have a timed overrun.

Water conservation within the home will include a dual flush system or low flush toilet systems also the use grey water harvesting in 2 of the units reducing the volume of fresh water demand. Appliances will be chosen on their energy efficiency rating. Energy efficient light bulbs will be used where possible. The garden will be laid out with drought tolerant plants. Rainwater will be collected if possible into storage butts to be used in the garden.

Food dispenser will be provided in the kitchens to minimise organic waste.