Build description
Flat 2, 52 Hillfield Road, London NW6 1PZ

1.1 **General**
Comply with Camden Council Full Planning Permission and Building Regulations, referenced in this specification and design and access statement.

Compatibility of Materials
Ensure that the materials used are complementary to the existing building and its original features. Materials for alterations should weather well, so their ageing process contributes positively to the character of the building and the site's broader context.

Making Good
Repair any damages caused during the execution of the works.

Cleaning
The site and works, to be left in a neat and clean state as possible, during the build and on its completion. Remove rubbish and surplus materials from the site and dispose of legally.

Operation
Ensure that any machinery operates safely. All site works to comply with Health & Safety guidelines.

Health & Safety
Comply with Health & Safety (CDM 2015) for Construction.

Sealing of Reveals at Openings
Seal reveals at openings in externals walls, and in walls which are between conditioned and non-conditioned spaces, with material impervious to water before installing windows, doors or other items in those openings. Carried out the same for to any open roof areas.

1.2 **Definitions**
Obtain approval from the Building Inspector for that particular stage of the works, as set out in the Building Regulations schedule. Where work is to be covered or concealed do not proceed past that point until approval has been granted. If requested, confirm that the works, including boundary fences, have been correctly located, and all works comply with Structural Engineer's recommendations.

Witness Point
Give the Building Inspector sufficient notice for inspection to progress with works.

DESIGN AND ACCESS STATEMENT
Flat 2, 52 Hillfield Road, London, NW6 1PZ

Description of development and key access issues of design.

Flat 2, 52 Hillfield Road, London, NW6 1PZ is a split level, ground & lower ground floor apartment with a share of the garden in West Hampstead. Set within a terraced Victorian house built between 1878-90, and converted into three dwellings in 1988. The building sits on a south-east sloping piece of land, with the lower ground section sitting higher than the rear garden, which drops down towards Mill Lane. The front facade faces north-west. The building consists of a pitch bay roof over three storeys and a basement. It has an existing internal layout of a living room, bathroom, kitchen and guest bedroom at ground floor level, with a second bathroom and master bedroom accessed by stairs at the rear hallway, on the lower ground floor.
Externally, there is a paved terrace across the width of the lower ground of the building, which gives access (not shared) to the terrace and rear of another apartment (Flat 1, 52 Hillfield Rd) within the building. Access to the terrace from Flat 2 is either by the iron fire escape from the ground floor kitchen or through the patio doors in the master bedroom only. Shared access to/from the terrace of Flat 2 is via a garden path through the garden of Flat 3, 52 Hillfield Rd to an exit onto Mill Lane at the rear of the property.

Proposed works compromise:

1. Reconfiguring the internal layout.

The current layout is incoherent to the owner's lifestyle. The kitchen is in poor condition with appliances in need of repair, with the dining table placed in the guest bedroom towards the rear of the ground floor level. The main bathroom is on the ground floor with the master bedroom on the lower ground. As part of the modernisation of the property, the kitchen will move to the lower ground, in the master bedroom area. The boiler will move down into the new kitchen external wall with the flue diverted up above the adjacent apartments walkway to ensure flue gasses are above head height. Water services will run from the existing ground floor bathroom to final positions in the new kitchen layout, with the electric circuit and loading upgraded for the new plan.
The master bedroom replaces the existing guest bedroom, which in turn returns the current kitchen, on the ground floor. The door in the kitchen will reinstate to a double sash window, in an original style. The second door onto the fire escape in the guest bedroom will be bricked up with red brick externally, in keeping with the style of the building.
Removing the fire escape will route the means of exit in the event of a fire through the new kitchen doors, onto the terrace or via the front door of the property. In addition the windows In both the current kitchen and guest bedroom give access to the terrace at a height of 3m or less. All areas affected by this reconfiguration will be updated and decorated.

2.Construction of a new single-storey rear extension with full width to the rear of the new kitchen space.

As part of the internal reconfiguration, the proposed design seeks to open-up at the side terrace with a door onto the garden and insert an oriel style window into the rear of the new extension, to allow natural light into the new kitchen/diner, and offer connection to the garden. The new rear extension is proposed to be half red brick and render to the rear and right side elevation, with a fully rendered wall to the flank boundary elevation. Render is used in part on the house exterior and many houses in the road.

3. New roof detail.

The new roof will be constructed from underside to top, as follows;

12.5mm plasterboard with a 3mm skim finish over
220 x 47mm C24 rafters at 400mm c/c' to Structural Engineers specification
Timber firrings tapered to allow for a run off fall
18mm plywood fixed at regular sections
Vapour control layer
140mm Celotex Crown – Bond insulation fully bonded
Three layer Bitumen felt membrane

4.Drainage, wastes and maintenance cover

The existing downpipe to the rear at left is to return to the side elevation at the new roof height. Drainage wastes provided with rodding access to all changes in direction, with junctions to bases of fittings and to all discharge pipes.
New surface water drain – 100mm pipe at minimum with a 1:80 fall
New foul water drain – 100mm pipe at min with a 1:80 fall
New UPVC black rainwater pipe – 69mm diameter
New soil vent pipe – 100mm