

21 October 2020

## Design and Access Statement

**Re Property:** 3 & Flat 1, 5 Hillfield Road, West Hampstead, London NW6 1QD

**Proposed Works:** Side and rear extension, infill in a terrace house.

### Introduction

This Statement has been prepared to support the application for planning permission to make alterations to 3 Hillfield Road and the adjoining flat at 5 Hillfield Road. The proposal is the erection of a side infill extension to both properties.

### The Application Properties

3 and 5 Hillfield Road are mid-terrace houses which are not a listed building and not located within a Conservation Area. The houses are home with two levels to the front and three levels at the rear. Both houses have a loft room and No 3 has extended the loft in 2014.

3 Hillfield Road is a single dwelling home. Flat 1, 5 Hillfield Road (5HLR) is a two-bedroom garden flat. 5 Hillfield Road has an additional 2 flats above, in total the building has 3 flats.

### Recent Relevant Planning Permission

Below are planning that where approved in the past on 3 Hillfield Road

Application No:2015/5336/P (Appeal Ref: APP/X5210/D/15/3137892) - Erection of single storey rear extension.

Advise in summary: *The appeal is allowed and approval granted under the provisions of Schedule 2, Part 1, Paragraph A.4 of The Town and Country Planning (General Permitted Development) (England) Order 2015 for 6m rear extension under the Town and Country Planning (General Permitted Development) (England) Order 2015, Schedule 2 Part 1 A.1 (g) at 3 Hillfield Road, London NW6 1QD in accordance with the details submitted pursuant to Schedule 2, Part 1, Paragraph A.4 (2) of the GPDO.*

Application No:2014/3319/P - The erection of a rear dormer roof extension with Juliet balcony and the installation of 1 x rooflight to the front and 2 x rooflights to the rear roofslopes of single dwelling



house. *Certificate of Lawfulness (Proposed) Granted*

Application No:2015/4981/P - Single storey side extension

Advise in summary: *The proposed single storey side/ rear extension at ground floor level is permitted under Class A of Part 1 of Schedule 2 to the Town and Country Planning (General Permitted Development) Order 1995 as amended by the (No. 596) (England) Order 2015.*

Other planning application for 3 Hillfield Road where submitted for extensions and where refused. Further applications have been submitted and one appeal has been lodged for the permitted development that had been recently refused. The reasons for the refusal in general is amenity.

No recent planning permission where submitted on No. 5 Hillfield Road

## Proposal

The application is to utilise the current side extension of both properties and to extend outward beyond the outer rigger of the host building by 4m. The side extensions do not serve as useful purpose and the gardens of these houses are very large, 100ft so going out 4m seems proportionate and reasonable to enable to achieve the manipulation required for 5HLR.

5HLR will be reconfigured with the new living room to the rear to enable the new family to enjoy the garden as it is currently accessed via the bedrooms. The flat will also be reconfigured to accommodate a family with 3 bedrooms to the current living standards. The extension will create needed space with the new configuration to work and to enjoy the 100ft garden the flat has.

It is important to note that the rear garden is sloping upwards and it is roughly 100ft long. Therefore, the elevated garden level will reduce the impact of the overall height of the extension. To illustrate, when one is in the neighbouring garden, the extension will not be visible when a 1.8m standard fencing is in place separating the two gardens.

Currently 3 Hillfield Road is carrying out a program of refurbishment works with a six-meter extension being built that was approved under permitted development as it did not affect the neighbours' amenities. A further application of an infill 3m extension was also approved and in the process of being built.

The proposed extension at 5HLR will not affect the amenity of neighbouring property 7 Hillfield Road as the extension will not be higher than a standard 1.8m fence that can be erected in the garden. That is why 3 HLR got approval of the 6m extension as amenity was not an issue.

The extension will enable 3 HLR to have a better amenity space on the ground floor that will work better for a family home than a side passage which will not serve any useful purpose.

The extension was designed sympathetically with the existing buildings to blend with the current architectural character of the existing buildings, and the general elevations proportions of the buildings. The extension will be built with matching bricks combined with aluminium glazing.

The proposed extension would be subordinate to the host buildings and would not have a significant impact on the architectural integrity of the building nor a negative impact on the character and appearance of the surrounding area.



In summary, the extension is modest in terms of its' overall scale. It is subservient in appearance and respects the character and integrity of the host building. The extension will have no impact to the neighbours due to the topography of the site. The extensions will be hardly visible with the 100ft gardens and the raised elevation of the gardens.

### Access

No changes to the existing front access will be made.

### Conclusion

The proposed extension would preserve the character and appearance of the neighbourhood and would not result in a significant impact upon levels of amenity enjoyed within residential neighbourhood properties. The scale and design of the proposed extension is subservient to the host buildings.

