

12 January 2020

Design and Access Statement

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

Proposed Works: Side extension, infill in both terrace houses.

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 is a 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 History

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 roof slopes 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.

Recent planning permission was submitted on No. 5 Hillfield Road

Further application that has been approved in the terrace to the north side of Hillfield Road

- 19 Hillfield Road – Wrap around extension - 2020/2208/P
- 57 Hillfield Road – Side extension – 2020/3242/P
- 1 Hillfield Road – Wrap around extension - 2019/3109/P
- 47 Hillfield Road – Wrap around extension - 2018/1408/P
- 25 Hillfield Road – Side extension - 2017/3762/P & 2017/5934/P
- 43 Hillfield Road – Side extension - 2017/7030/P
- 51 Hillfield Road – Side extension (wrap around) - 2009/0293/P
- 49 Hillfield Road – Wrap around extension - 2007/5702/P

1 Hillfield Garden -2020/3553/P – 90% of the garden has been approved in pre planning for development for six flats, with a large basement by unrelated property developer.

Proposal

The application is to alter the current side infill which currently does not serve useful purpose and to enable to have more quality space for the family amenities in both homes. We found in our recent family homes builds where we created the side extensions that the garden becomes more inviting and blends in more with the current living requirements of families today.

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

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



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.

Flat 1, 5 Hillfield Road 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 extension will create needed space with the new configuration to work and to enjoy the 100ft garden the flat has.

In summary, the single-story side infill 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 as it is an infill extension. The extension 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.

