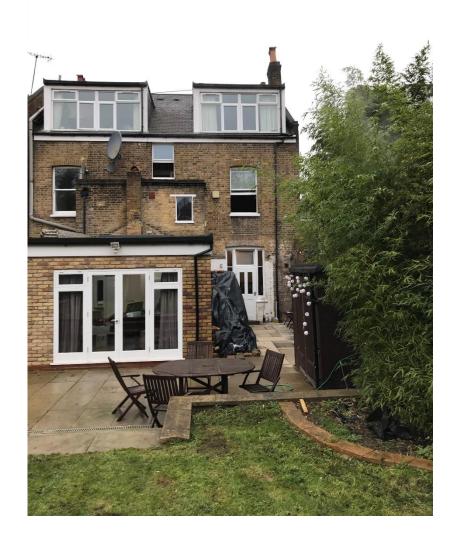# DESIGN AND ACCESS STATEMENT

Proposed ground floor rear infill extension at

5 Hilltop Road, London borough of Camden, NW62QA

1.0 INTRODUCTION

The planning application proposes to create a rear infill extension to add extra living space to the property, which consists in a detached house, currently used as an HMO.

2.0 LAND LOCATION

The residential building is not in a conservation area and not listed. Located 5 minutes walking from West Hampstead tube station, it is surrounded by similar properties forming a regular urban grain.

Fig. 1 – Aerial view and the property marked in red

3.0 PHOTOGRAPH SURVEY

Fig. 2 – Existing property (rear view)

Fig.3 site location and existing extension

Fig.4 site location and boundary wall

Fig.5 Site location

4.0 SITE DESCRIPTION

The property consists in a detached house with a private, large rear garden. The external appearances are featuring London yellow stock finishes, timber frame windows, tiled roof on top and flat roof with a white timber fascia for the existing rear extension, that was approved with planning permission ref. 2017/1678/P.

The character of the broader area is full of heritage elements, and the land is at the border with a conservation area, although it is not included in it. West Hampstead area is peculiar for its Victorian and Edwardian terraces and mansion blocks, and certainly the property can be considered originally built along '800. Gabled roofs and large windows are recurrent details in the cityscape, as better described in the picture below.

Fig.7 View of the rear garden and the buildings beyond.

The applicant is seeking approval for a rear infill extension. The project area is currently an outdoor paved surface leading to the garden through a communal internal access. The space is confined between the boundary wall and the existing rear extension wall.

The adjacent properties have wider rear extensions.

5.0 PROJECT

The key aspects involved during the design process were the following:

- Relationship between the proposed extension and its surroundings
- Amount of daylight and ventilation of the inner premise
- Preservation and emphasis of the historical characters.

The first observations were about the boundary walls height related to the door opening. The decision of preserving the existing door structural opening was made for two main reasons: to keep the same daylight amount ingress in the inner space and to emphasize the historical features of the house. A tall ceiling makes the space larger and suitable for a living room and dining area.

Inspired by the adjacent gable roofs visible from the garden, the project seeks to create a tiny addition that can fit well in its wider context, introducing a harmonic element (a gable roof) that is adding to the character of the area.

A continuous glazed lantern roof maximise the daylight amount reaching the existing internal space, which can benefit of a passive ventilation. Furthermore, the lantern roof can have openable elements to contrast overheating in summer. The site is exposed to direct sun light few hours a day, partially shaded by the surrounding walls and plants.

The existing yellow stock can be contrasted with a darker brick, that can clearly express the new built. This will ensure a contemporary design that will add to the property in general.

6.0 MATERIALS AND PRECEDENTS

The proposed brick is Vandersanden Herning 515A0, please see attached image below.

Fig.8 Proposed brick Vandersanden Herning 515A0

The new door frame is proposed to be in aluminium, slim-line, dark grey colour (Anthracite).

The following precedents are showing the proposed look of the finishes and interior.

Fig.9 Wasserstrich_WF_WoningArchitect_Walhain

Fig.10 Lantern roof example

7.0 CONCLUSION

The proposed side infill extension will add a valuable extra-space to the property, the design is inspired by its surroundings and fits well within the broader cityscape. The aim is to create a sharp, contemporary construction for the well-being of the residents.

Fig.11 Proposed CGI