



**Design and Access Statement**

8a Hampstead Hill Gardens

NW3 2PL

November 2021

**Hayhurst & Co Architects**

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**Below:** Garden House by Hayhurst and Co. A new home with a 'bespoke planted green roof' in the De Beauvoir Conservation Area in Hackney, London. Winner of an RIBA Regional Award 2016.





## About the Client

The applicant purchased 8A Hampstead Hill Gardens in January 2021 and wishes to remodel and extend it for the purpose of creating their own home. Prior to 2021, the property had been in the same ownership since it was constructed in the early 1970s.

The property is in a very poor condition. The applicant wishes to extend and modernise the house to improve its accommodation as a contemporary home and to make the building more sustainable and energy efficient as a dwelling.

## About the Architect

Hayhurst and Co. is a London-based architectural studio established in 2004.

The practice's work is developed through a rigorous process of investigating urban, landscape and historical contexts combined with an engagement in the use of materials and delight in the craft of making bespoke buildings. The practice has a reputation for making architecture that responds inventively and pragmatically to physical contexts and creating buildings that are sensitive and sustainable, innovative and playful, and refined and delightful.

Our completed projects have won RIBA Awards in 2012, 2013, 2014, 2016, 2017, 2019 and 2021. In addition to the RIBA Awards, our 'Hairy House'; an extension and refurbishment of a Victorian House in a Conservation area in West London, won the RIBA London Small Project Award in 2012.

In 2016, our 'Garden House', a new home in the De Beauvoir Conservation Area in LB Hackney, won a RIBA Award and was shortlisted for RIBA House of the Year. In 2017 'Whole House' won a RIBA Award and was long-listed for RIBA House of the Year. In 2021 'Grain House' an extension to a house in the De Beauvoir Conservation

Area was a recipient of a RIBA award and long-listed for RIBA House of the Year. In 2017, the practice was awarded 2nd place in BD Individual House Architect of the Year Award.

In 2015, our 'Hampstead Beach House', an extension and re-modeling of a Victorian building in a conservation area in LB Camden, was awarded 2nd place in both the New London Architecture (NLA) and Grand Design Magazine Awards for Best Extension in the Country and was the only house extension to be highly-commended in LB Camden's Design Awards. 'Hampstead Beach House' is used by LB Camden as an exemplar house extension to a Victorian property in a conservation area, in the council's Planning Guidance (CPG) Home Improvements.

We have extensive experience of designing expansions and new residential projects in heritage settings in the LB Camden and in 2016 we were commissioned by the council to extend a Grade-II listed Georgian terrace in Charrington Street, Central Somers Town. The project successfully gained planning and listed-building consent for the creation of four new townhouses.

**Below:** 'Grain House' by Hayhurst and Co. a side and rear extension to a house in the De Beauvoir Conservation Area in Hackney. Winner of an RIBA Regional Award 2020, the Don't Move Improve Award Craftsmanship Award 2021 and shortlisted for the Manser Medal.





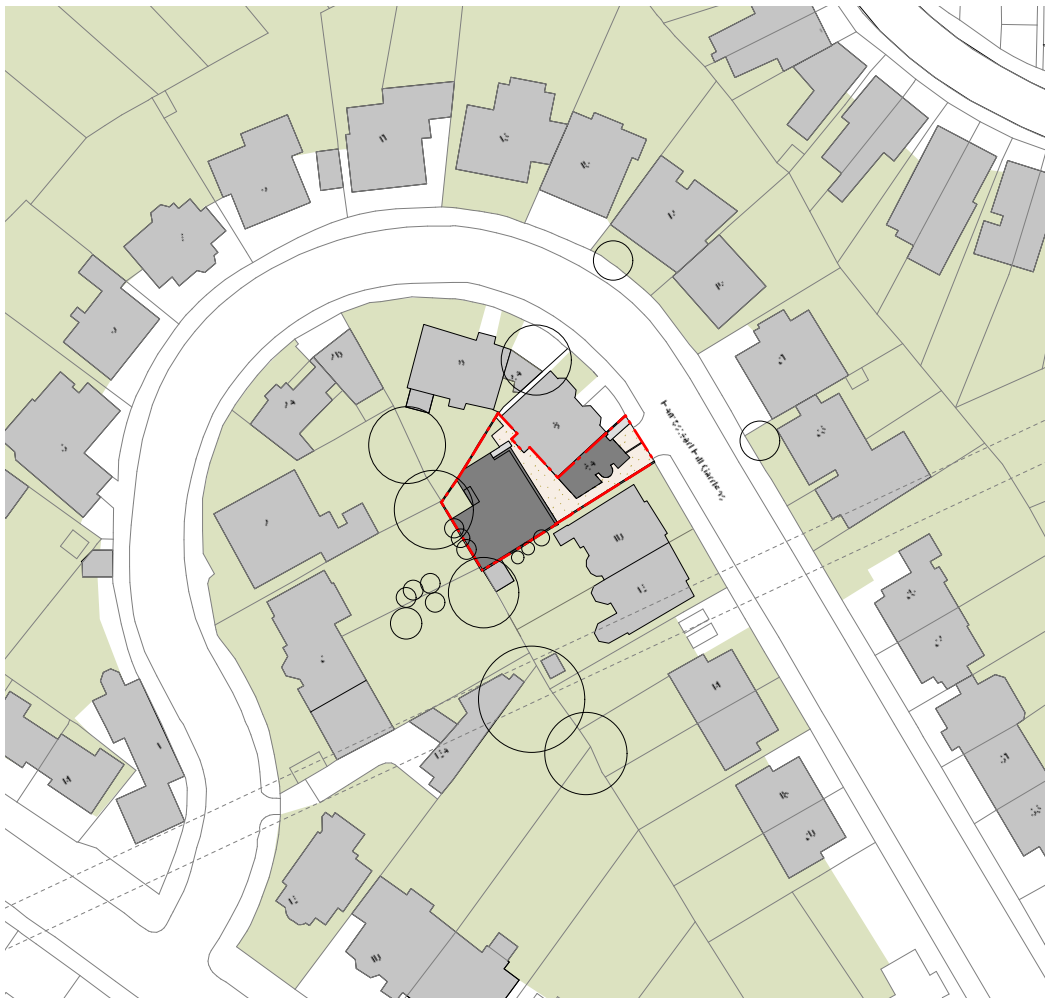
### Development Location

The development site is located at No. 8A Hampstead Hill Gardens, to the south-east of Hampstead Village and south of Hampstead Heath, in the London Borough of Camden.

The existing house is not listed but it is located in the Hampstead Conservation Area, Willoughby Road/ Downshire Hill Sub-Area. The site is excluded from the Hampstead conservation area Article 4 direction and is not in a Flood Risk Area. The property is situated on the south-west side of Hampstead Hill Gardens, which forms a tight looped road between Pond Street and Rosslyn Hill. There is a sharp gradient across Hampstead Hill Gardens from south east to north west.

The local area is largely residential, made up of mostly late 19th Century houses. To the south-east of the site is the Royal Free Hospital and to the south Hampstead Heath Station and local convenience shops, restaurants and pubs.

The other properties to the street are primarily residential and comprise single dwellings and houses that have been subdivided to provide apartments.

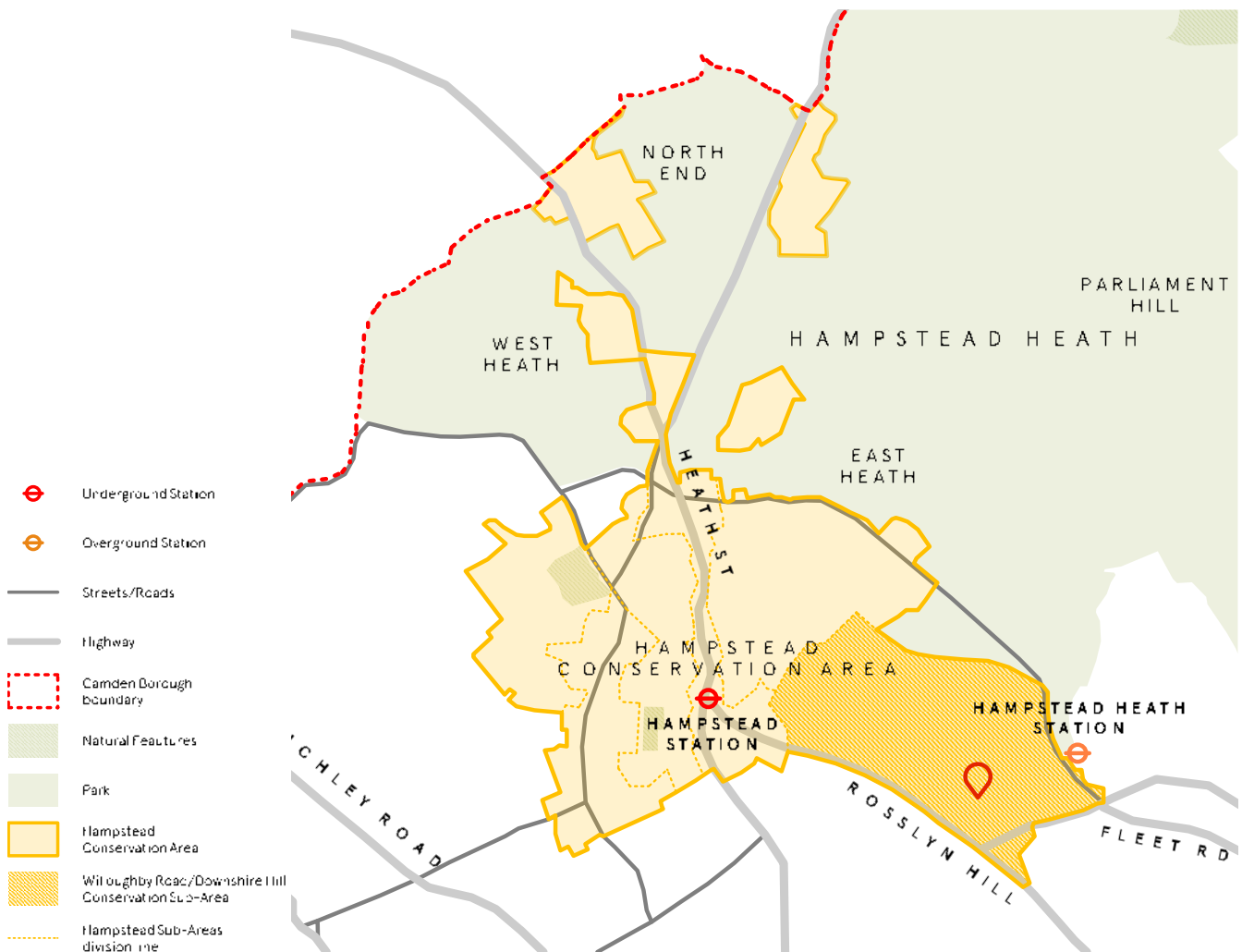


**Above:** Location Plan, 1:1250

## Development Context

The immediate area comprises primarily residential properties with large detached and semi-detached homes. The buildings to Hampstead Hill Gardens are generally 3-4 storeys high and the majority feature lower-ground floors, set into the gradient of the site and stepped front entrances with porches.

The general layout of the street is characterised by its tight radius and the front gardens to the properties that establish a consistent set-back to the fronts of the buildings. There are mature trees on the street, some of which are in the public highways and others to private gardens, which are visible in long views. There is a mix of on-street and off-street parking and there is no consistent treatment to the front boundaries, with feature different wall, railing, hedge and gated conditions.



Above: Map of Hampstead Conservation Area



Generally, properties have large back gardens, with side access routes. The gaps between buildings vary in width and character; some looking into the slope of the land to the south-west and with longer views to the north-east where the gradient of the land falls away.

Historical maps indicate that Hampstead Hill Gardens was first developed towards the end of the 19th Century. Many of these original properties have since been subdivided into apartments, although some single-dwellings remain. Additional dwellings have been created to the street since then with some modern additions in the last 50 years, which the development site is one of.

The Hampstead Conservation Area  
Appraisal for the Willoughby Road/

Downshire Hill Sub- Area identifies that the first properties to be developed to Hampstead Hill Gardens were built in the 1870s. These are the group of stucco-faced semi-detached villas, (No's 14-20 and 25-33). These are grand four-storey properties, including a lower-ground floor, with ornamental stucco finishes and a dentil cornice and parapet at roof level.

The northern loop of the street towards Rosslyn Hill, was developed in the 1980s with large 2 and 3-storey red brick houses (No's 1 - 7, 9 +11), characterised by a stepped front entrance and prominent dormers on their tiled hipped roofs. Many of the properties located close to the Roslyn Hill junction are grade-II listed. The Conservation Area statement states that the addition of the modern houses

built on the street in recent years, which although in marked contrast to the older villas, do not detract from the character of the area.

The properties in the local area exhibit different architectural styles and material finishes, although there is a prevalence of red brick and white render to the street frontages to Hampstead Hill Gardens. The development site has a red-brown brick finish timber frame windows and red paintwork. A newly constructed home opposite the development site at No.23a has been built in a red brick.



**Above:** Location Aerial View

## The Site

The development site comprises a semi-detached, five-storey townhouse adjoining, and to the south-east of, No.8 Hampstead Hill Gardens. It includes a front drive and a gated roadway to the side of the house, which passes along the boundary to No. 10.

To the rear of the property the site includes the land behind No.8, which was historically the garden to the original dwelling when it was a single property. This land has been in the ownership of No. 8a since its construction and the conversion of No.8 into flats in the early 1970s. The land to the rear is almost entirely occupied by a purpose-built 8-car garage.

## The House

The house was built in the early 1970s and is to a Modernist/ Brutalist architectural style. It is not consistent with the character of the rest of the street, although No. 8

was modified in the 1970s to have a similar elevational material and appearance to its new neighbour.

The house is concrete framed with red-brown brick infill. The concrete floor slabs are exposed on the exterior elevations providing a visible banding at each floor level. These are finished in a red paint although it is believed that this colour is not original. No.8 has a similar detail but painted white.

The footprint of the house narrows towards the rear making a tight internal arrangement to the spaces on the lower floors. On the upper floors the floor plates project out to provide a wider set of spaces to the house. This arrangement creates a prominent architectural feature to the south-east elevation with the parts to the building cantilevering over the side roadway.

One of these projections is a curved turret stair, which projects from the second, third and fourth floors. The 'baronial' architectural character of this element is continued with a series of slot windows to this elevation.

The windows are all timber frame and are original to the development. They are generally floor-to-ceiling but some have an infill panel to the lower panes.

The third-floor has a roof terrace at the front of the house, which is contained by a high parapet wall and by an open balustrade. The terrace has views along Hampstead Hill Gardens and towards the skyline of London.

The house is set back from the public footpath and follows the same building line as other properties on the street. The



*Above: Aerial view from street*



front of the site has a sloped driveway that provides access to the garage, located in the lower ground floor of the house. This arrangement is original to the property. External steps up to the ground floor provide access to the main entrance, similar to the arrangements of the neighbouring properties.

The current arrangement of rooms in the house has cooking and living spaces located on the first floor and bedrooms on the ground, second and third floors with a garage at lower ground floor level. This layout of the house currently provides 4 bedrooms across an internal GIA of 190sq.m The garage to the rear provides a further 160sq.m of space.

The house does not look to have had any significant work carried out to it in the last fifty years and it does not appear to

have been occupied recently. Much of the internal finishes and fittings appear to be original to the construction of the property and is in a very poor state of repair. The house is not currently fit for habitation.

#### Garage to the rear

To the rear of the site is a purpose-built 8-car garage that provides 160sq.m of parking space to 8a. It is understood that this structure was built at the same time as the house in the 1970s.

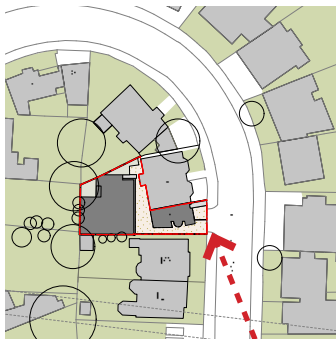
The garage is constructed from a concrete structure that partially sits within the slope of the land and against the boundaries on three sides to No's 6, 2 and 10 Hampstead Hill Gardens. The garage has an access door at the end of the driveway that passes alongside the house, which is contained by security shutters. The garage has two staircases to the terrace over it, one

which is a covered stair coming up from the garage interior and the other external. The roof over the garage provides a large, accessible terrace to the house. There are two small triangular areas of soil that are approx. 300mm deep on oversite concrete and are believed to have been used for planting on the boundary to No. 10. There is no planting in these locations.

The area between the rear of No.8 and the wall to the garage is in the ownership of the applicant. The space has hard surface finish and in its current arrangement does not provide any beneficial amenity to either 8a or the occupants of the flats at No. 8.



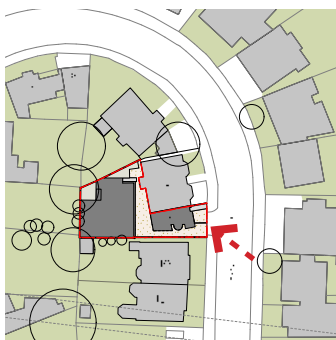
Above: Site Plan, 1:500



**Key Plan**



**Photo 01.** Photo from south of Hampstead Hill Gardens looking towards the front elevation No.8a



**Key Plan**

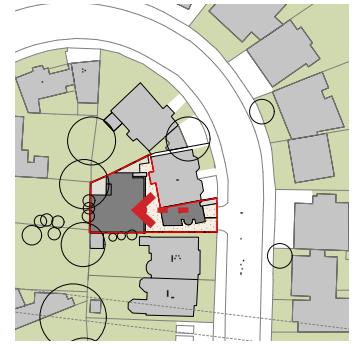


**Photo 02.** Photo from south-east of Hampstead Hill Gardens looking towards the front elevation No.8a





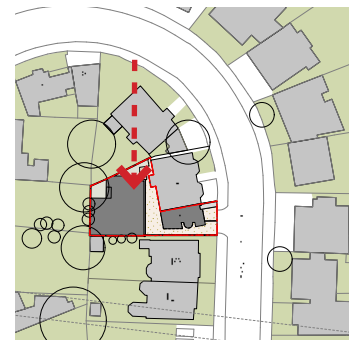
*Photo 03. Photo from east of Hampstead Hill Gardens looking straight towards the front elevation No.8a*



**Key Plan**



*Photo 04. Photo from north of Hampstead Hill Gardens looking towards No.8*



**Key Plan**





*Photo 05. Photo from the roof of the existing garage looking south towards the side elevation of No. 10 Hampstead Hill Gardens*



*Photo 06. Photo from the roof of the existing garage looking east towards the rear elevation of No. 8 Hampstead Hill Gardens*





*Photo 07. Photo from the roof of the existing garage looking north towards the rear elevations of Nos. 4, 4a, 4b and 6 Hampstead Hill Gardens*



*Photo 08. Photo from the rear of No.8a looking north-west towards the existing garage entrance*



## Site History

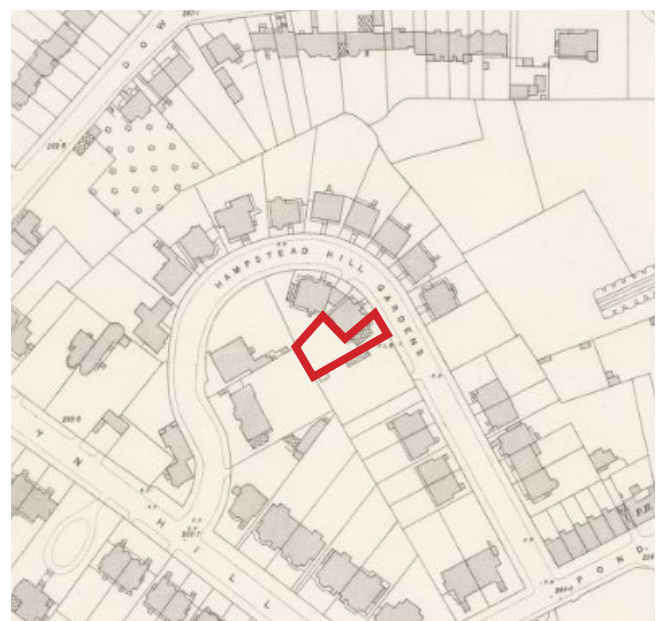
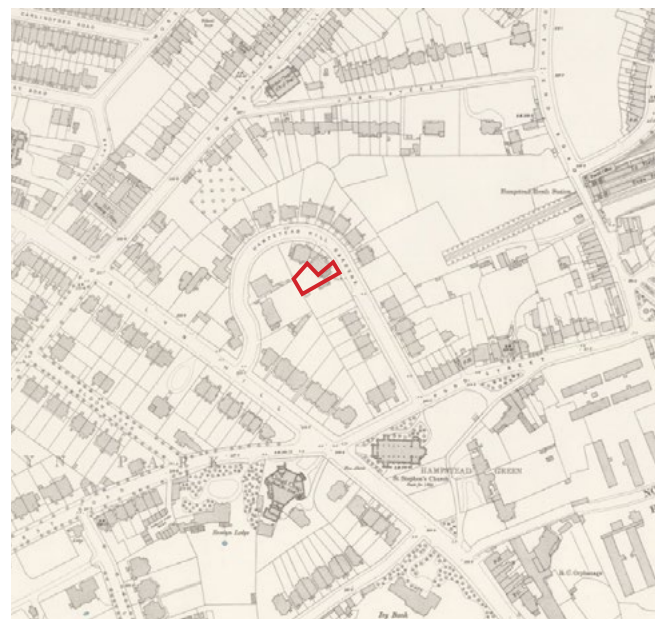
Planning and historical records indicate that No.8a was constructed in the early 1970s and it is understood that the garage to the rear was also developed around the same time. The house is an addition to No.8, which it is understood to be a Victorian-period property that was re-faced in the 1970s to have a Modernist-style appearance.

Hampstead Hill Gardens was not developed as a single residential development but in a more piecemeal fashion over the last 150

years. Hampstead Hill Gardens continues to evolve through the conversion and development of residential sites. Historical maps illustrate the development with the main periods of historic development being:

### Mid-1800s

Maps from 1870 show the site prior to the creation of Hampstead Hill Gardens. The principal surrounding streets have been established with properties constructed to Haverstock Road and Pond Street and the railway and Hampstead Heath Station are in place. However, the site is undeveloped and was likely to have still been in agricultural use.



**Above:** Historic Map, 1870  
Prior to the development of Hampstead Hill Gardens

**Above:** Historic Map, 1895  
No.8 has been constructed and a side addition is shown to the location of No.8a



**Late-1800s**

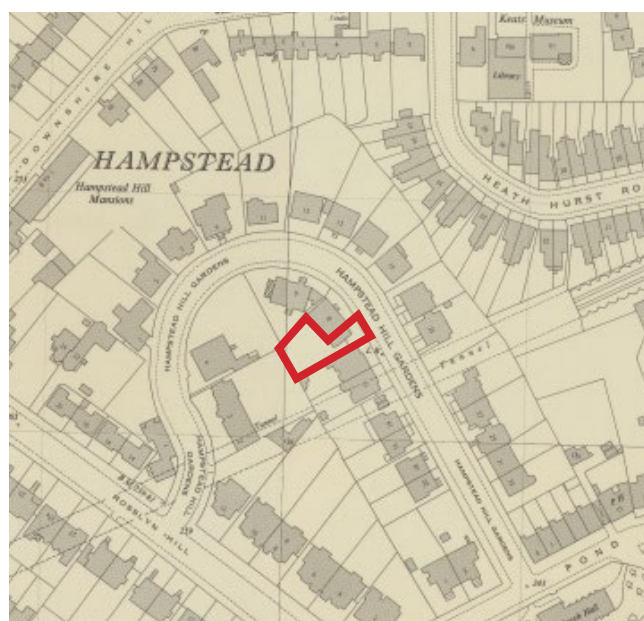
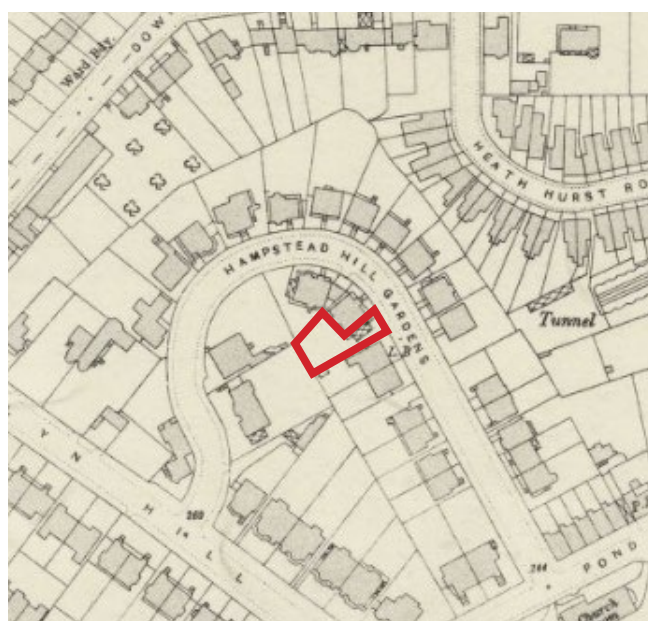
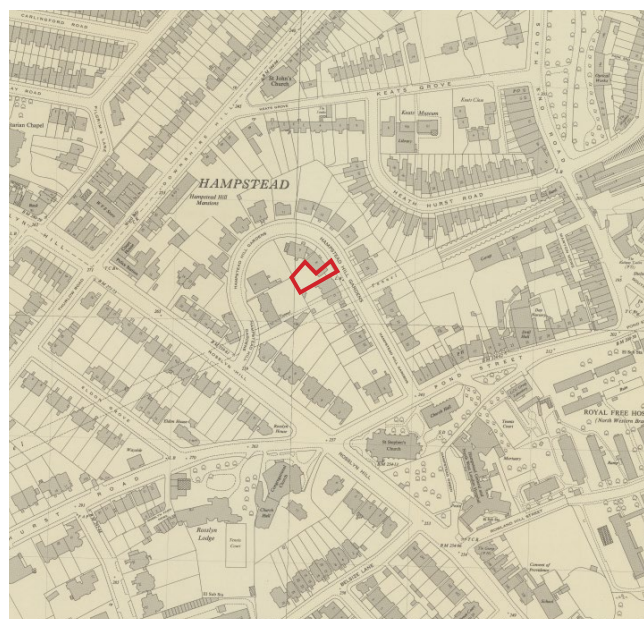
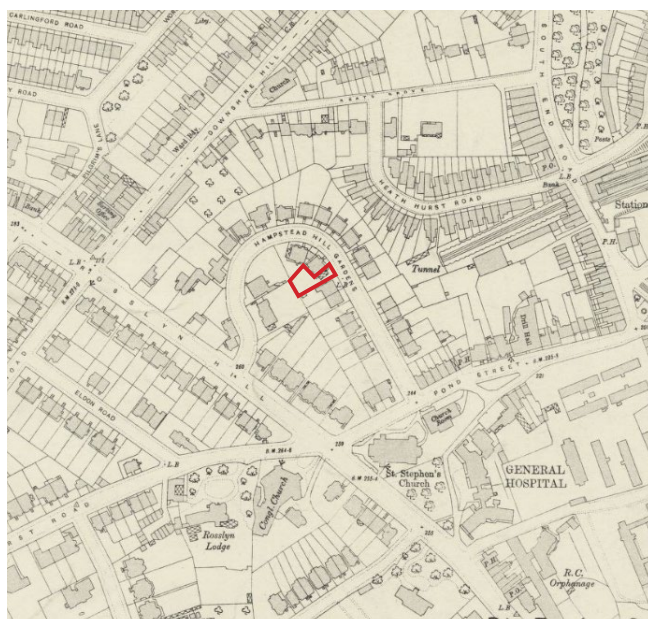
A map from 1895 shows the development of Hampstead Hill Gardens and construction of the main houses to it, including the stucco-render properties to the south and red brick properties to the north most of which still exist. No.8 is visible in the map from this period and a building is visible to the location of No.8a. It is not known what the nature of the building shown to the location of No.8a was at this point and whether it had been a separate dwelling.

**Early 1900s**

A map from 1915 shows further development to Hampstead Hill Gardens, including the construction of No's. 10 and 12, to the south of No.8a. These buildings infill a gap in the street, which may have been left due to the siting of the railway-line which passes beneath them.

**Mid-1900s**

A map from 1954 shows there was little further development in the street in the early part of the century. However, current OS maps illustrate that a significant amount of infill development took place in the street at the second half of the century, when the development of No.8a was undertaken.



**Above:** Historic Map, 1915

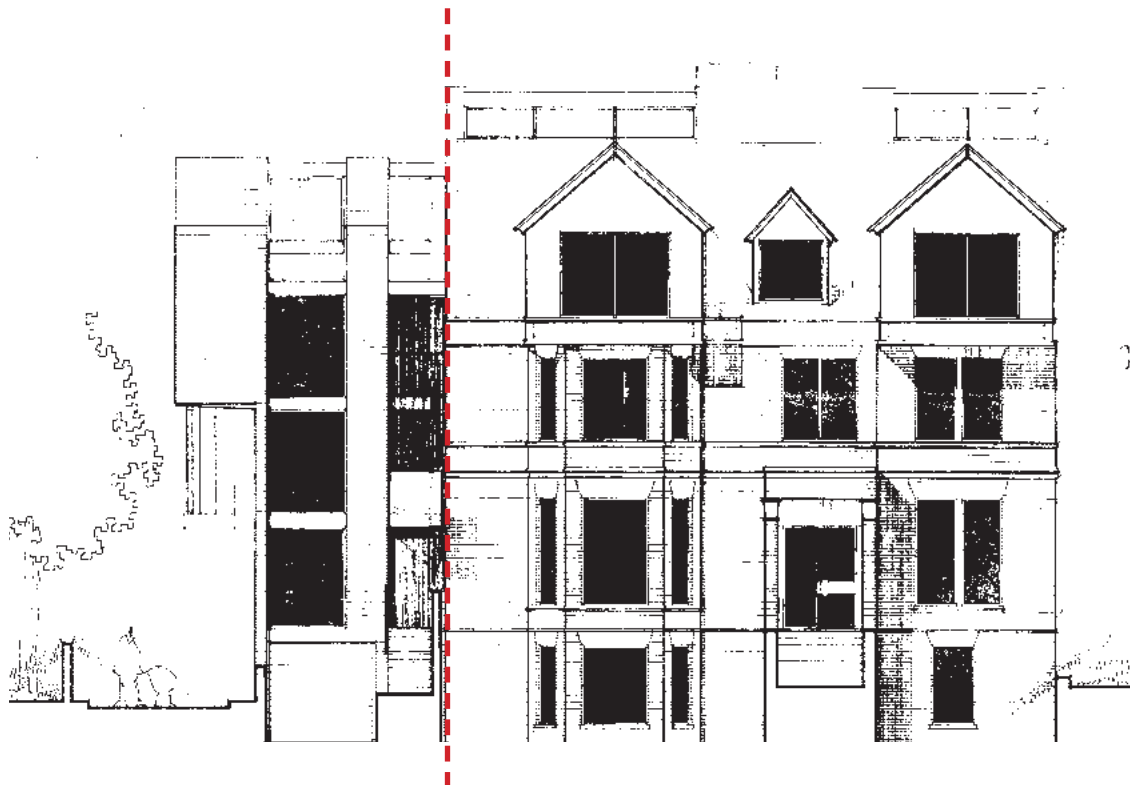
Further development has taken place to Hampstead Hill Gardens

**Above:** Historic Map, 1954

little development has taken place, with most development taking place in the later half of the 20th Century

8A  
Proposed in 1970s

8  
Existing as at 1970



*Above: Front Elevation for the construction of No.8a, Granted 1969 (Your Ref. 7680)*

## Planning History

It is understood that No. 8 Hampstead Hill Gardens, which neighbours the site and partially adjoins No. 8a, was originally a Victorian double-fronted villa. It is believed that it was once similar in appearance to No. 6. This property was converted into flats in the 1970s, and later the re-faced to have a modern style with new brickwork and windows. The original Victorian character of the property is no longer legible and this building and the development site are noted in the Conservation Area appraisal as making a neutral contribution to the character of the area.

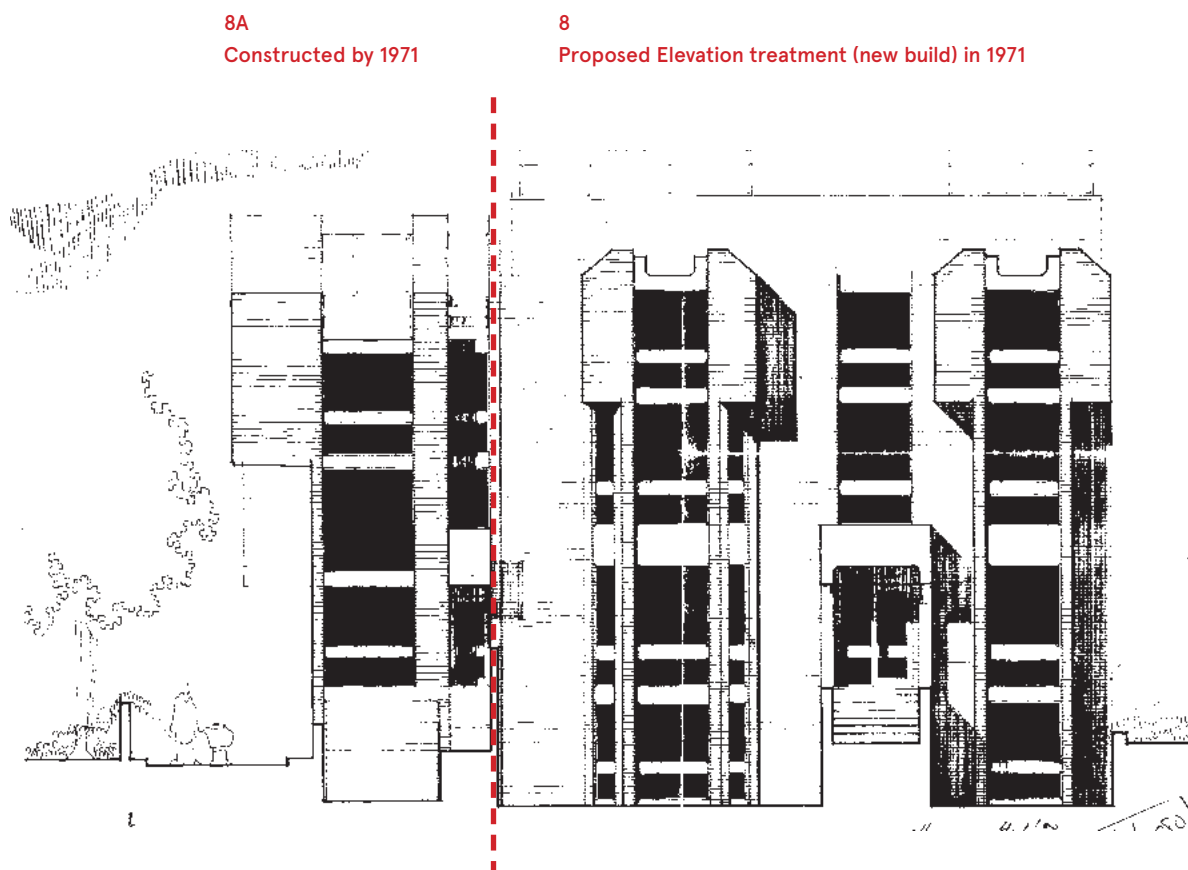
Most of the planning history for the site relates to the developments associated with its neighbour No.8 and the elevation changes associated with this property. The relevant planning applications are:

### Application Ref 7680/ 10.10.1969

In 1969 planning permission was granted for the conversion of the existing property No.8 Hampstead Hill Gardens into 8 self-contained flats and the construction of a 5 storey town house that would later be called No.8A Hampstead Hill Gardens. In this application the front elevation to No.8 was retained in its original form and only internal reconfiguration was proposed.

### Application Ref 10880/ 01.01.1971

In 1971 planning permission was granted for the 'modernising of the existing elevations of No. 8 Hampstead Hill Gardens' This included the reconfiguration of the front and rear elevation to appear consistent with the architectural style of No. 8A. (existing and proposed street elevation below)



*Above: Front Elevation for the refurbishment of No.8a, Granted 1971 (Your Ref. 10280)*



## Existing Building

Since it was constructed in the 1970s there has been little change to the internal configuration of the house. The living spaces in the house are spread over the upper 4 floors with a garage and boiler room on the lower-ground level. The house is entered at a raised ground floor level access from the street by an external stair. The upper three floors are accessed from a spiral stair which sits within a turret that projects from the side of the house.

The property appears to have had only minimal maintenance undertaken since it was built and under previous ownership has fallen into disrepair in the last few years.

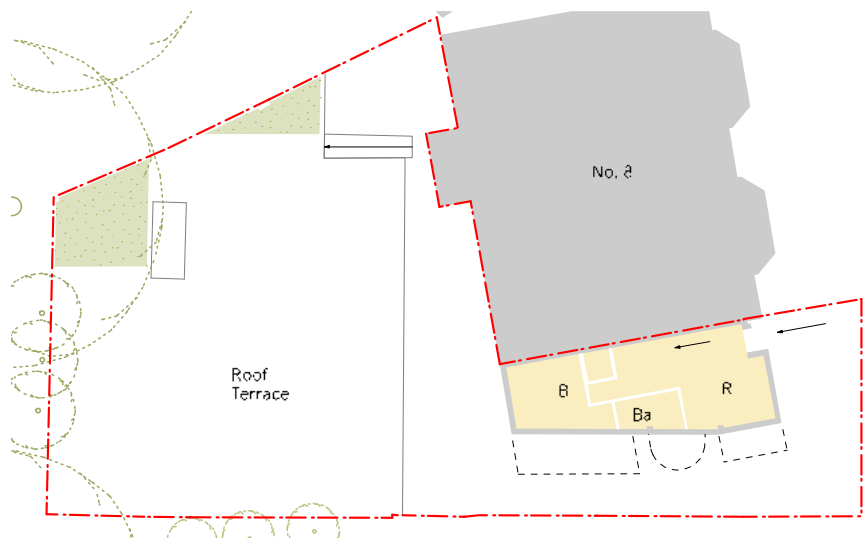
The fabric of the house is in a poor condition and it is not currently in a habitable state.

## Existing Ground Floor Plan

The main entrance opens to a reception space and stairs to the first and lower-ground floors. To the rear is a bathroom and a guest bedroom.

The stairs are original but are narrow and steep and do not comply with current building regulations.

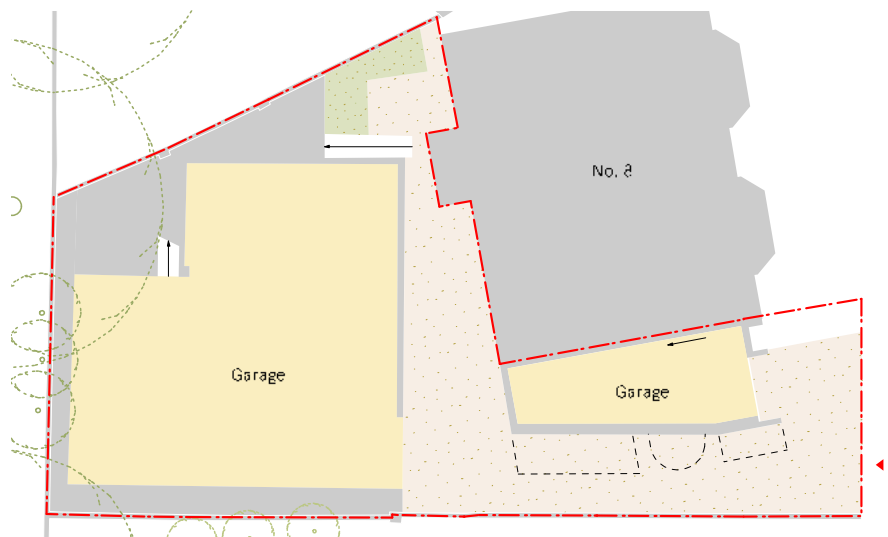
To the rear of the site at this level is the roof terrace to the garage, which has access from two stair, one an internal stair from the garage and the other an external stair. The quality of outlook onto the garage roof terrace is poor with low-quality hard surfaces and to the north-west boundary two small, disused planters.



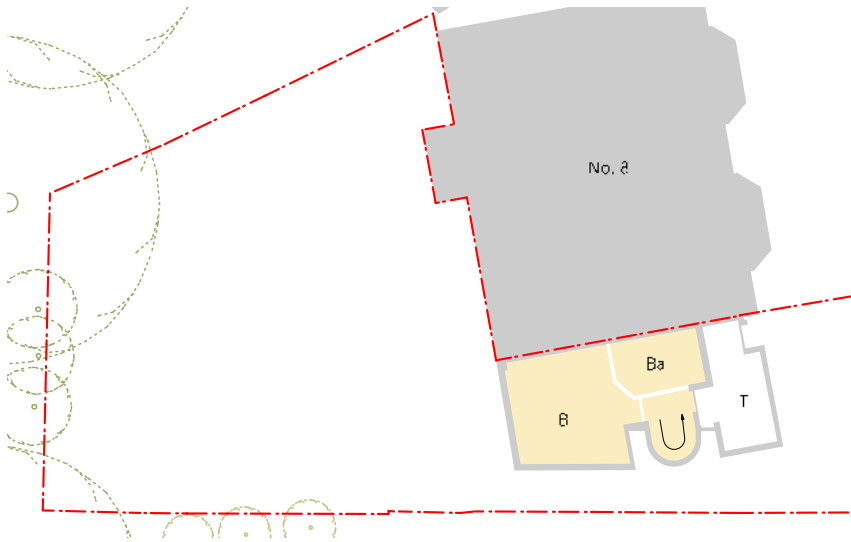
## Existing Lower Ground Floor Plan

The lower ground floor level to the house includes a garage, which is original to the design of the house. This garage has a roll-top door off the front driveway, accessed down a steep slope. The interior to this level is typical of a garage type space. It also contains incoming services to the building and a boiler. There is an internal stair up to the ground floor.

To the rear of the site is an existing purpose-built garage that has 8 car parking spaces demarked. The garage is accessed by an entrance at the end of the driveway to the side of the house and is secured by a security shutter. The garage has an enclosed staircase up to the roof terrace over it, which is contained within a projecting concrete element.

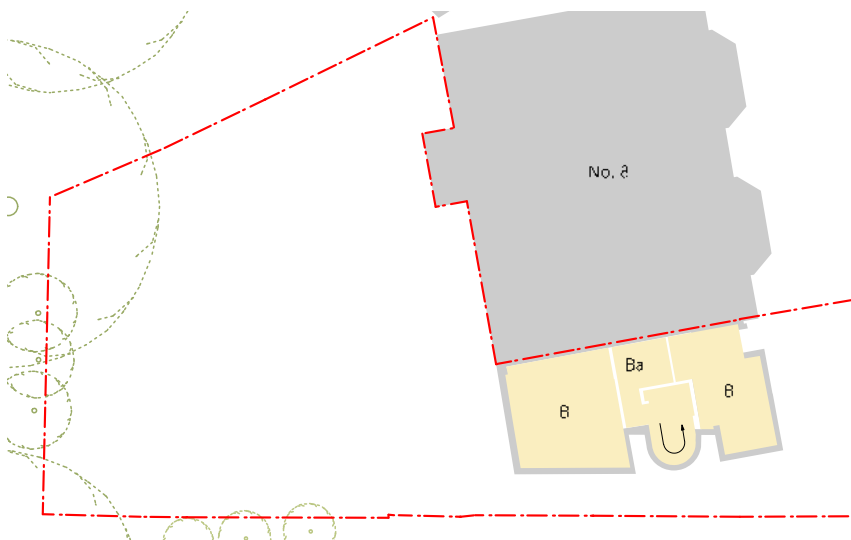


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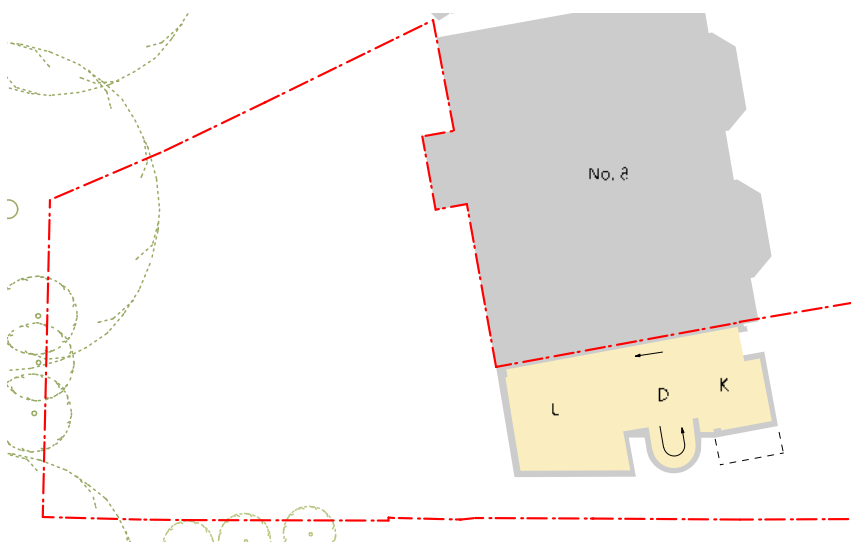
### Existing Third Floor Plan

The stair leads up to the top floor of the property, where the master bedroom and large bathroom are located. The bathroom still has the original 1970s fittings and includes steps down to a lowered wet room. From the landing there is also access to an external terrace that overlooks the street.



### Existing Second Floor Plan

A wooden open tread spiral stair from the open-plan kitchen living and dining space below. A simple hallway with a storage cupboard separates 2 bedrooms and a bathroom.



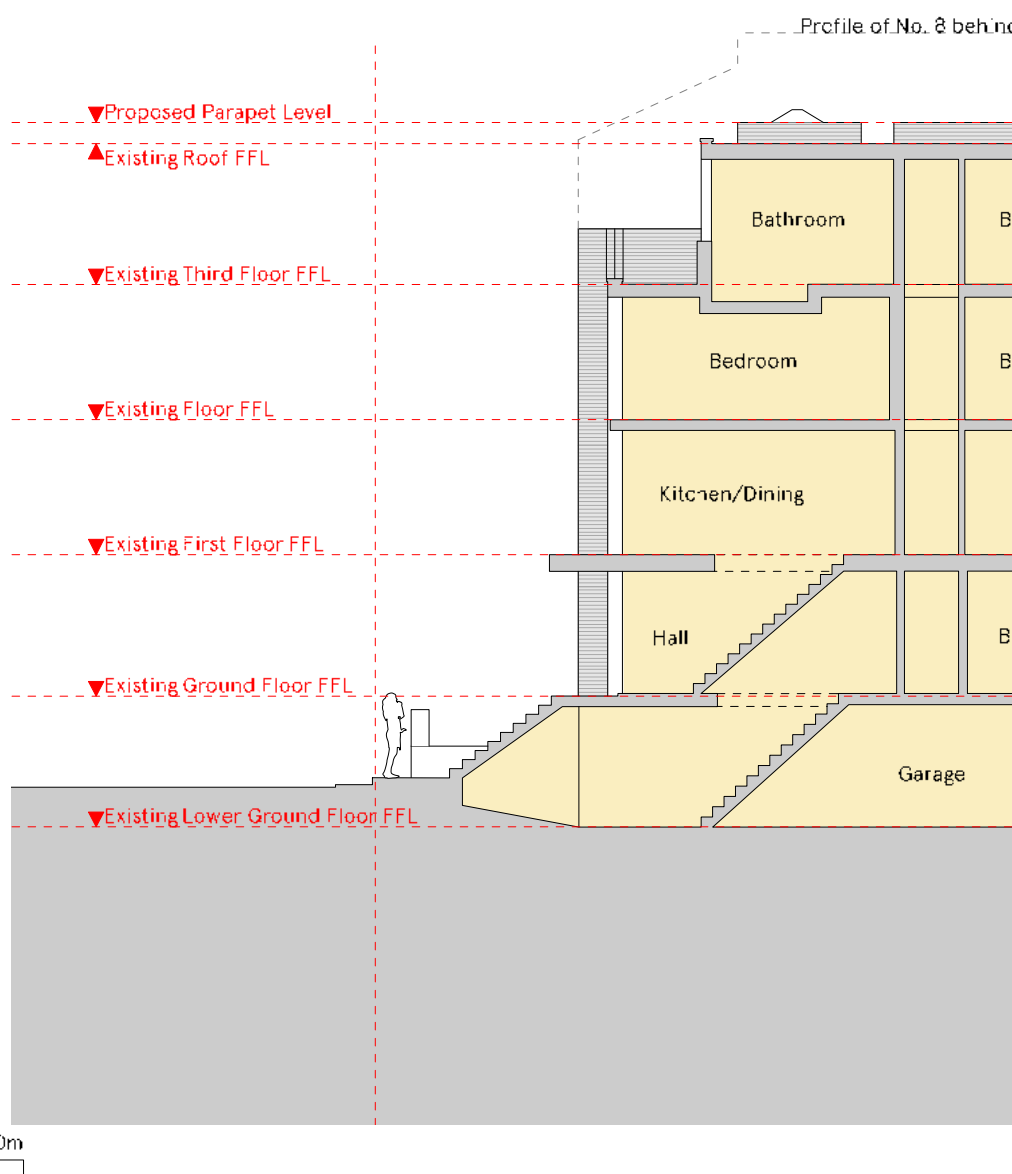
### Existing First Floor Plan

The first floor contains the main living spaces of the property, including a modestly sized kitchen/dining to the front with a living space to the rear. It is believed that originally the rear part of this floor was designed with a double height space and gallery over, which has since been filled in to create an additional bedroom on the floor above. The kitchen appears to still contain the majority of the original fittings and is in need of modernising to adequately serve a contemporary family.

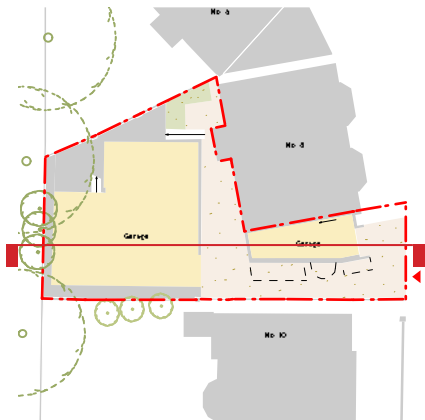
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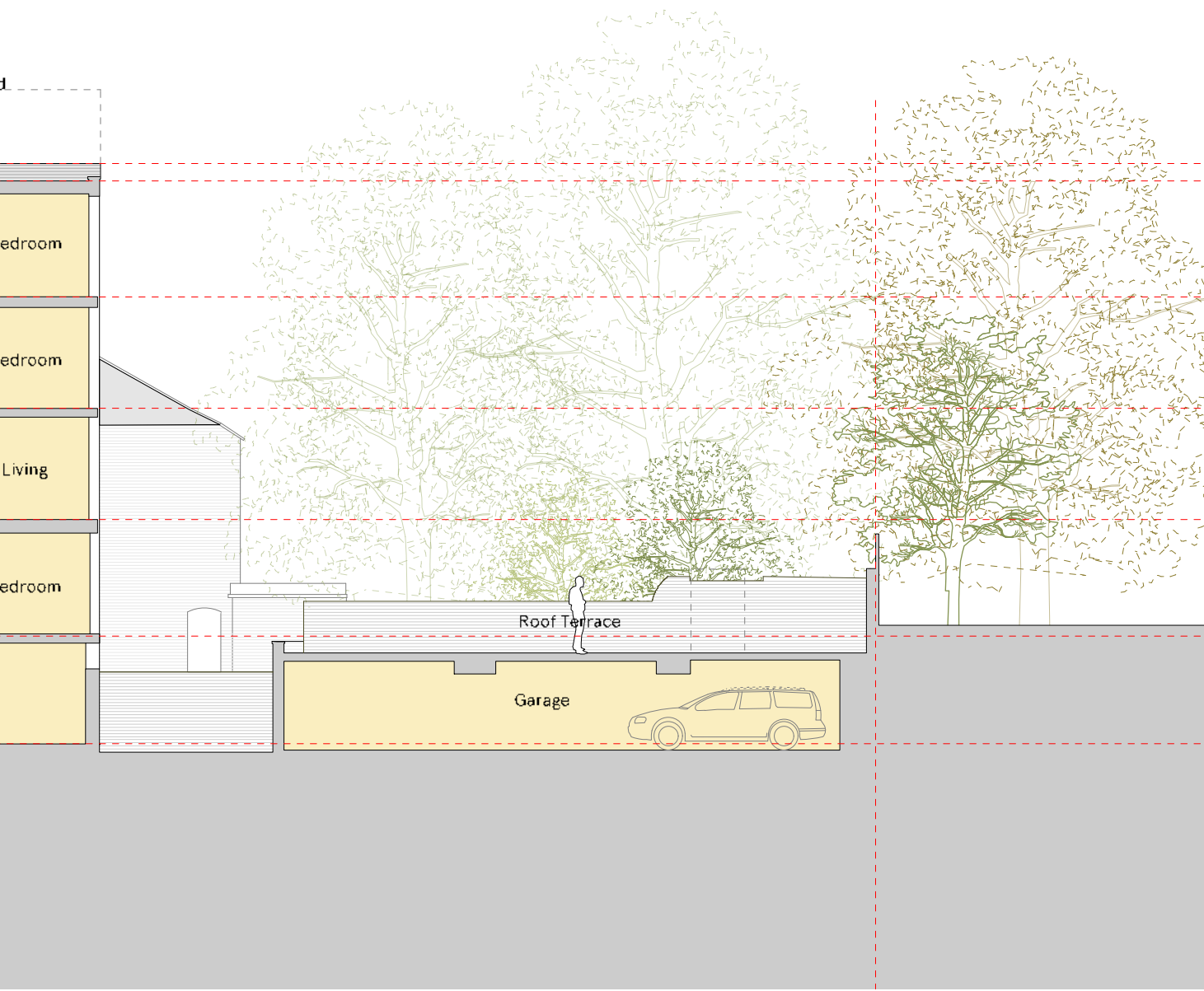
## Existing Building







Above: Key Plan



Above: Existing Section A-A through existing flat and Garage, Scale 1:150

## Design Development

### Constraints and Opportunities

#### 1. Existing 8 car garage and roof terrace

To the rear of the property is an enclosed garage that has 8 demarked car parking spaces. There is also steps up to the roof terrace above, that is largely hard standing. To improve both the outlook and biodiversity of the area there is an opportunity to create a large planted garden. This will serve as high quality amenity space and also create a positive outlook from No's. 6, 8 and 10.

#### 2. Sunpath

The rear of the property has a good south-west facing aspect so provides good opportunity for development that can benefit from natural light.

#### 3. RPAs of surrounding trees

An Arboriculturalist has undertaken a survey of the trees to neighbouring sites. The trees are some distance away from the site although a London Plan tree is close to the boundary. Trial pits and the arboriculturalist's report confirm that the roots do not pass into the area proposed for development.

#### 4. Properties behind

The windows to No.2 Hampstead Hill Gardens to the rear of the site are further than 18m away so will avoid any impact on their outlook or privacy.

#### 5. Existing boundary walls

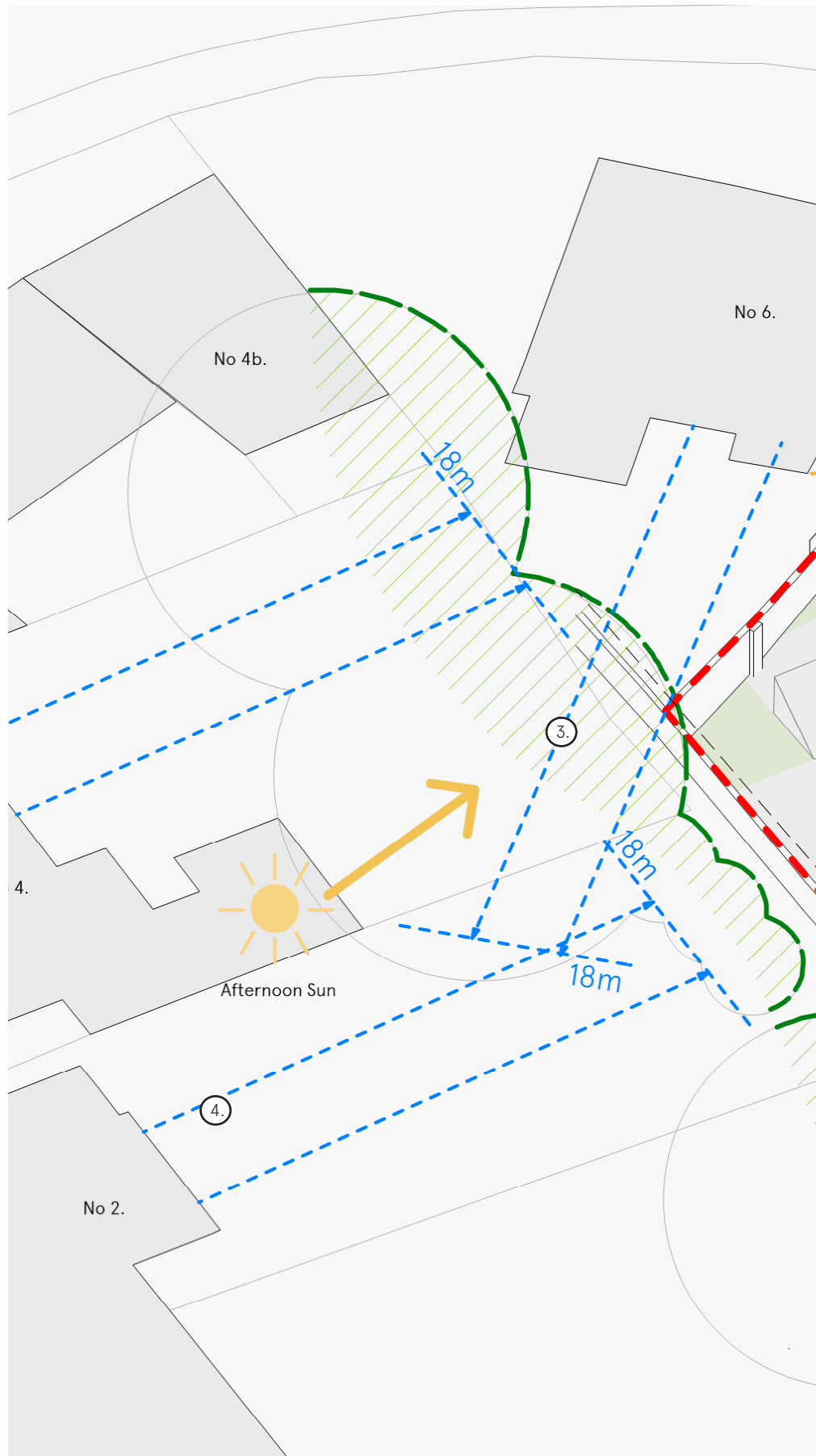
Existing boundary conditions to No's. 2, 6 and 10 need to be maintained (or re-built as some have significant structural damage) with the proposed design.

#### 6. Primary entrance into site

There is a vehicular driveway from street level down to the existing garage that will need to be maintained in the proposal.

#### 7. Overlooking from flats above.

Overlooking from No.8 and 10. This is an opportunity to improve the outlook from neighbouring homes through the use of planting and greenery.



Above: 3D view looking north, showing development constraints

