



2 Hillfield Road

Design and Access Statement

Project address:
2 Hillfield Road,
West Hampstead
London

NW6 1QD

Date:

May 2022

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Design and Access Statement

Re Property:

2 Hillfield Road, West Hampstead, London NW6 1QD

Proposed Works:

Roof alteration

1. INTRODUCTION

1.1. Project Summary:

This Statement has been prepared to support the application for planning permission to make further alterations to 2 Hillfield Road from approved scheme from two flat to two houses. The proposal is to extend the roof of the previous approved application.

1.2. The Application Property:

2 Hillfield Road is a Victorian house that has been altered at some point to two lateral flats. One flat occupying the garden level and the other flat the first floor. Each flat has its own entrance. The building has a flat roof towards the front and some roof slopes to the rear. 2a Hillfield Road is another adjoining house to the east that appears in similar in character to 2 Hillfield Road and has the same characteristics of 2 Hillfield Road to the front but has only a flat roof.

When one approaching the buildings from the east into the cul-de-sac the building steps down for some reason and this is more apparent when looking at the windows of the houses as you enter the cul-de-sac, see picture below. As you enter the ground floor flat you are welcomed with a set of stairs going down the ground floor flat.





From the ordinary survey map of 1896, the adjoining house to the east is an infill extension that replicated the house and the cottage and residential block on Mill Lane was added later. From the footprint of the building, it also seems the building was altered or rebuilt.

2. SITE AND CONTEXT:

2.1. Recent Relevant Planning Permission

Below are relevant planning permissions that were approved in the cul-de-sac on the south side in the past.

2 Hillfield Road

2020/5950/P – Refusal of a full dormer loft conversion style extending to the back outer rigger.

2015/6120/P - Details of the green roofs required by condition 2 of planning permission

2007/6306/P dated 19/02/2008 (for the conversion of 2x flats to 2x houses with extensions including basement) - Granted



2008/1472/P - Vertical conversion of existing 2x flats to create 2x dwelling houses, enlargement of the front roof including the insertion of two roof lights in the new roof slope and the erection of two new dormer roof extensions in the rear roof slope, side and rear extensions, elevational alterations, and terraces at first level - Granted

2007/6306/P - Revision of planning permission (2007/2996/P) dated 10/08/2007 (for the conversion of 2x flats to 2x houses with extensions) to excavate a basement level to provide a swimming pool, habitable rooms, and a rear lower garden to each house. – Granted - 19-02-2008

2a Hillfield Road

2008/2487/P - Erection of a roof extension to the existing two-storey single-family dwelling house - Granted 04-08-2008

2011/3937/P - Renewal of planning permission granted on 4/8/2011 (ref. 2008/2487/P) for (Erection of a roof extension to the existing two-storey single-family dwelling house (Class C3).

Both planning applications were for full dormers.

In the decision notes under informative, section 5 it states the following.

You are advised that the description of development does not refer to the installation of balustrading to the rear second floor level fiat roof as this is permitted development by virtue of Class B of Part I of Schedule 2 to the Town and Country Planning (General Permitted Development) Order 1995 and therefore does not require planning permission.

4a Hillfield Road

2015/3789/P - Creation of second floor rear balcony, rear dormer extension, repositioning of front door and associated landscaping including new refuse store. - Granted -15-09-2015



3. DEVELOPMENT PROPOSAL

3.1. Design Concept - Proposal

The proposal is to utilise the roof space further to create a second floor more in line with the neighbour houses. The building is not in a conservation area and not listed.

The front Elevation will have a slate roof mirroring the style of the houses in the vicinity. The application does not alter the front elevation that has already been approved. The application focuses on the rear aspect of the building. The first three houses in the cul-de-sac are three levels high with a roof terrace on top accessed via the loft extension. The adjoining cottage is also on three levels.

The extension was designed to integrate the applications that had been approved to the rear with further alteration to make the buildings to blend with the general elevation proportions of the buildings. The extension will be built with matching bricks and a slated roof.

Most of the houses in the area (Hillfield, Gondar Gardens, Achilles, Ulysses and Agamemnon Road) are at least five-bedroom houses with the loft conversion which this application is seeking to bring the house more in line with remaining houses and requirements of the area hence why most houses have converted the needed loft space.



3.2. Design Approach.

The design approach was based on the refusal of 2020/5950/P and address the case officer reasons for refusal or minor miss understanding in our part not making the application clearer to the case officer.

Rear Elevation - The rear elevation will largely will not be changed. The rear elevation has been implemented or in construction stage. The rear extension footprint is clearly build and visible as can be seen in the pictures. The confusion was in the modelling of the day light report. The modelling takes the house as pre-existing as to show the cumulative effect on the neighbours not just the latest addition.

This planning application is for only the top floor addition and no mass or bulk is added in this planning application at first floor level or below.

Bulk & Massing – The case officer consistently of application 2020/5950/P stated that the massing is excessive and out of scale with the building and the established pattern of neighbouring rear development. The case officer also stated, “The massing should relate to that on Hillfield Road rather than Mill Lane”. The existing rear elevation is 2 story high, the houses to the east (2b, 4 & 4a) are all 3 story to the rear and the dormer set back making them 4 story high at the rear, Further to the east the houses are 4 story high at the rear without the loft conversion on top (views from Mill Lane towards Hillfield Road).



3.3. Design.

We have taken the case officer consideration and looked at a fresh approach to the house to create a more traditional look so to intergrade with the surrounding buildings. We integrated the second floor into the roof space taking the character of the existing house into account. This approach reduced the bulk significantly from the previous application and still creates an exciting space to live.

The windows are smaller to be in keeping with Victorian architecture with smaller windows at higher floors. Furthermore, we have reduced the approved loft extension dormer of the dormer to create a harmony flow of the roof by having a sloping roof as a mansard style.

Integrating the second-floor extension into the roof space reduces overall the bulkiness of the second floor. It further complements the style of Gondar Cottage as that also has the second floor partially in the roof slopes.

Below you can see the approved loft conversion on the left versus the new proposal where the massing is clearly is not the case and has a more natural roof line.



The following are context images.

The image below is a context rear view showing how the building is blended with the neighbouring building in context in the terrace.

The following are context images. The image below is a context rear view showing the mass of the building is blended with the surrounding building.

Please note that the extension on the ground floor has been already approved and the footprint and fenestration of the first floor is very similar.

The main alteration is the second floor.

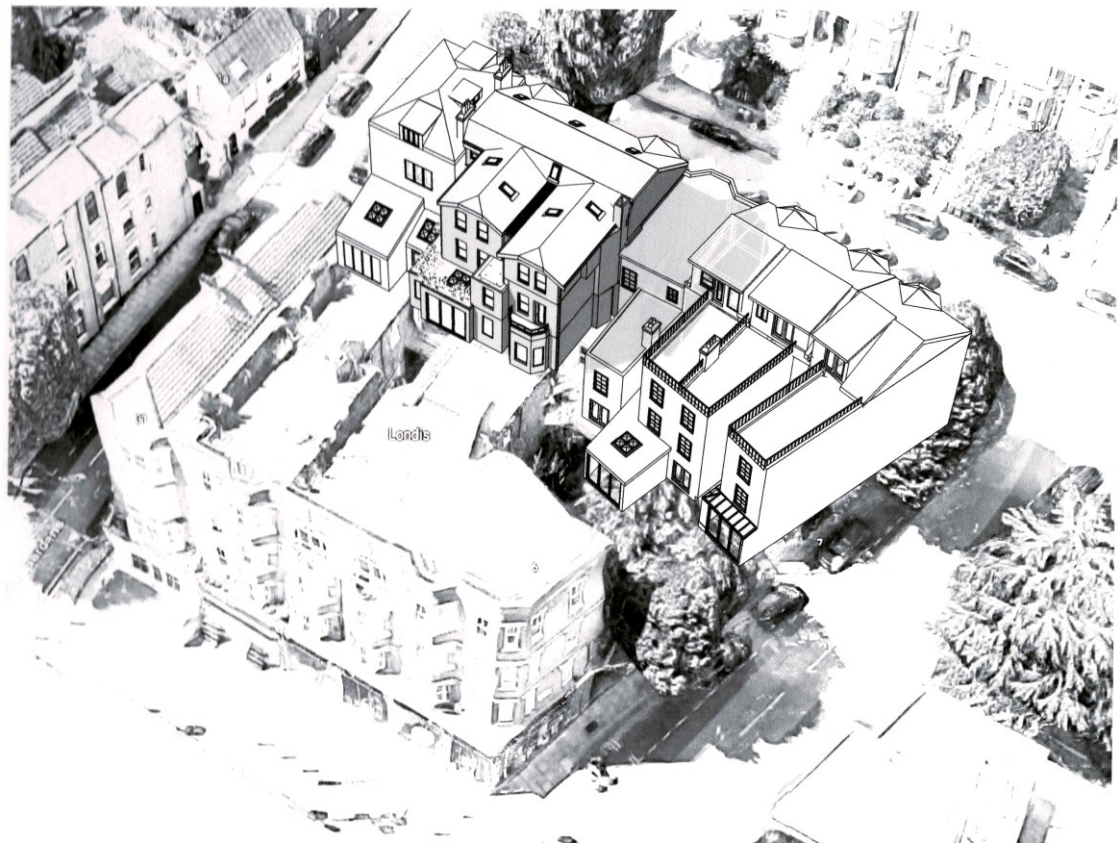


The following showing an arial view with the mansion block of Mill Lane.

The three houses to the east with the roof terraces are 2b, 4a and 4b and the Gondar Cottage to the west:



A further perspective showing the terrace in context with the surrounding area and how well the new design blends in the terrace.



3.4. STREET VIEW DESIGN – CGI (View from Gondar Garden)

The view from Gondar Garden was an important consideration. One can see in the illustration how the new design blends in context with the surrounding buildings.



Below is a further context view showing the house from Gondar Garden side:



3.5. Drawings.

The drawings deliberately did not include the floor plans of the ground or basement floor as to keep the application relevant and less confusing.

Camden guidelines states the floor plans and cross section needs to show the relationship between existing and proposed rooms of the building which we have shown.

The elevation needs to show “its existing / proposed external appearance” as stated in Camden guidelines.

4. FURTHER CONSIDERATIONS

4.1. Amenity.

A day light report was done previously for the application 2020/5950/P and the case officer agreed with the report that the neighbour amenity was protected.

As this application volume is overall smaller than the previous application the neighbour amenity by default will be met.

4.2. Access.

No changes to the existing front access will be made.

4.3. CMP.

We propose that these works will be subject to construction management plan (CMP).



5. CONCLUSION

5.1. Conclusion.

The proposed extension would preserve the character and appearance of the neighbourhood and would not result in an impact upon levels of amenity enjoyed within residential neighbourhood properties.

The scale, massing and design is line with the neighbouring buildings.

In summary, the alteration is in keeping those blends with the characteristics of the area and complements the building. It is subservient in appearance and respects the character and integrity of the buildings.

