



**Design and Access Statement**

8a Hampstead Hill Gardens

NW3 2PL

January 2023 (Revision 1)

**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 renovate 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.





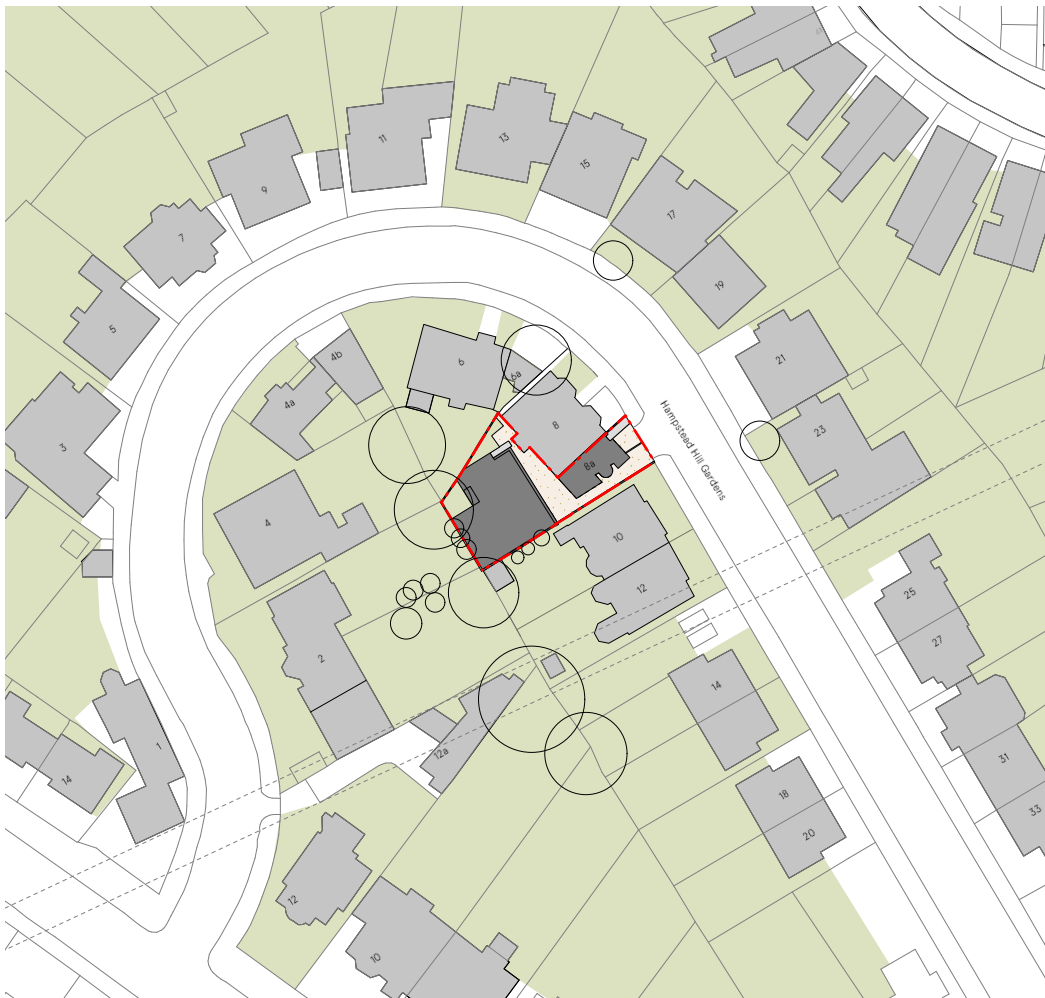
## Development Location

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.

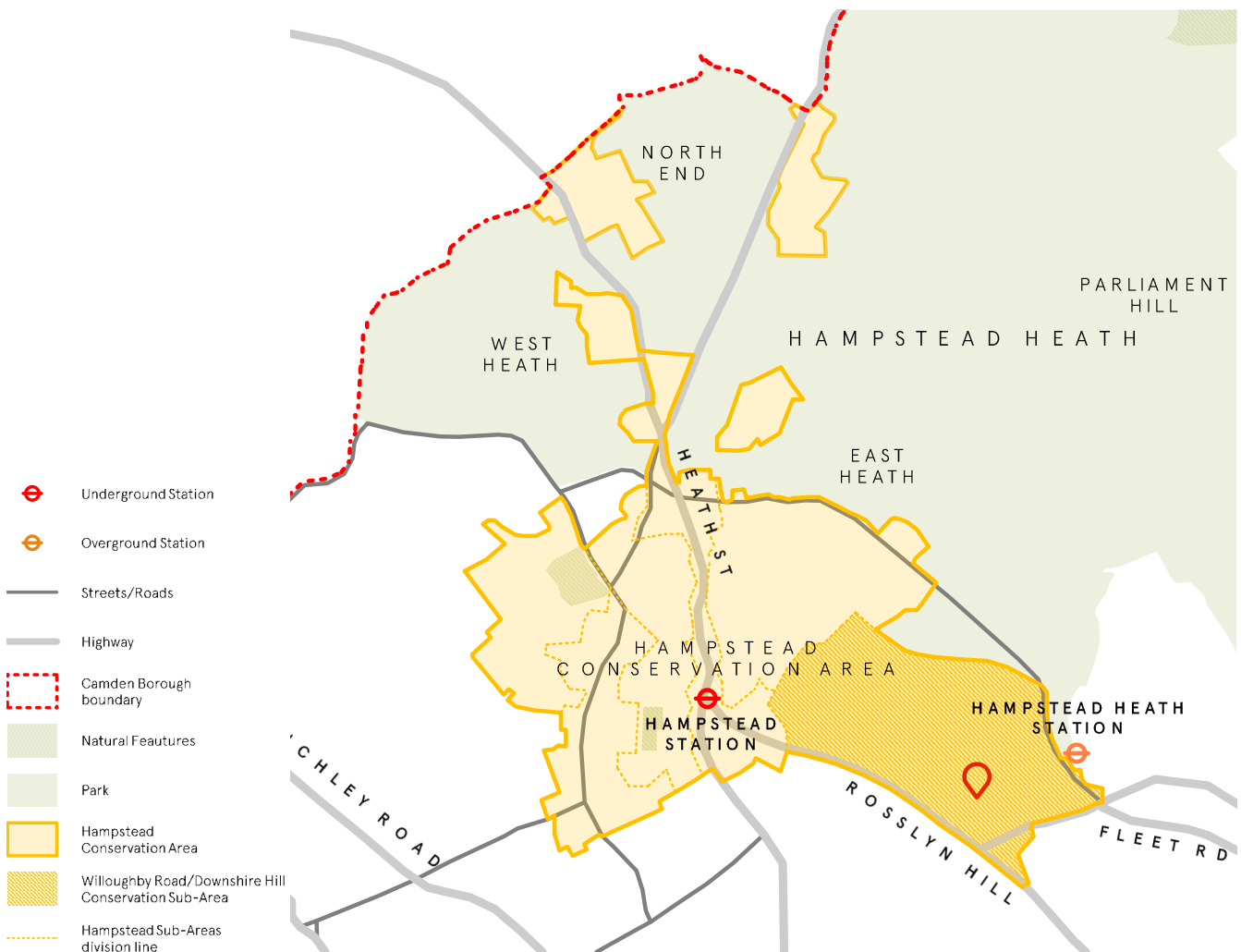


**Above:** Location Plan, 1:1250

## 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.

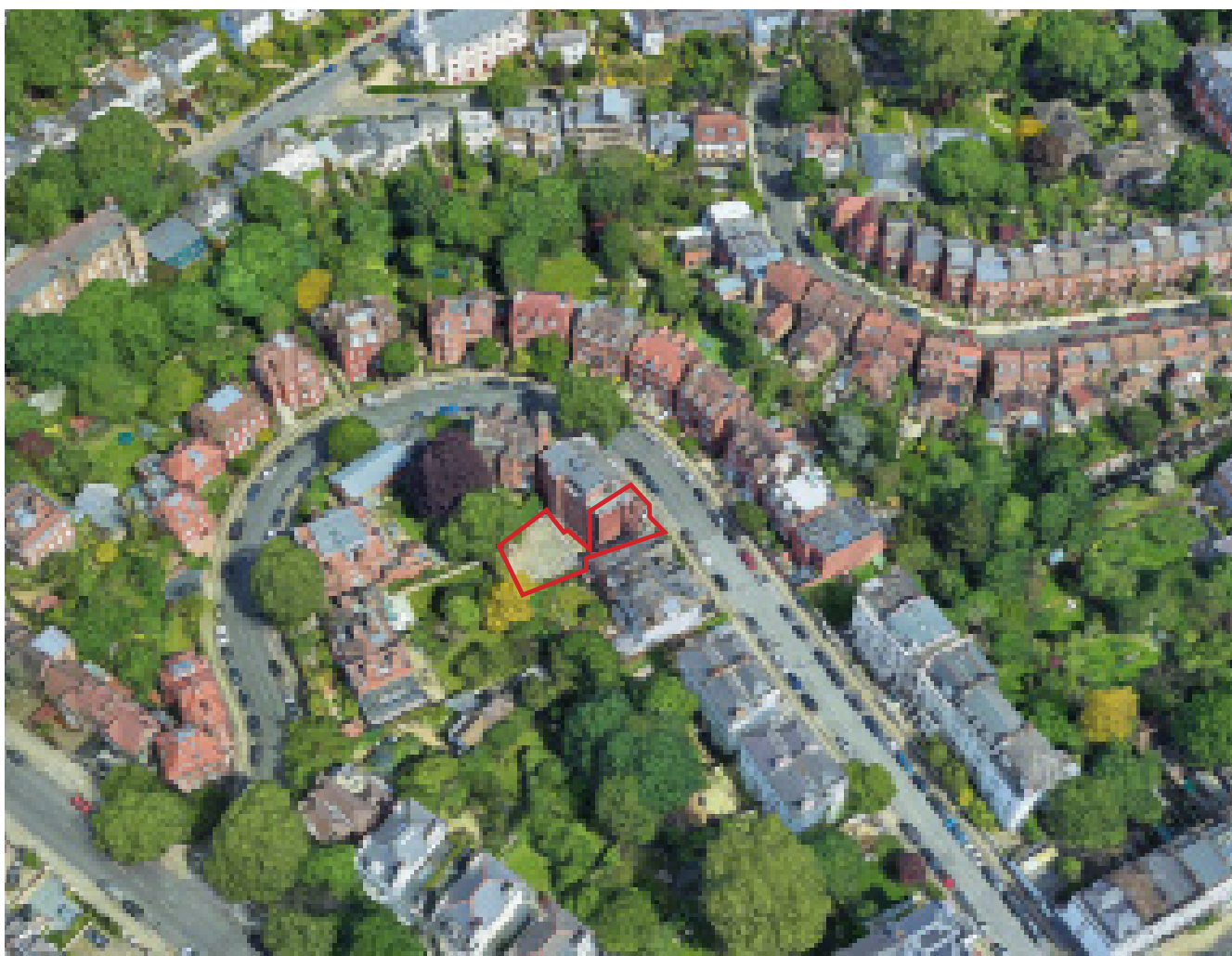
The Hampstead Conservation Area  
Appraisal for the Willoughby Road/

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.

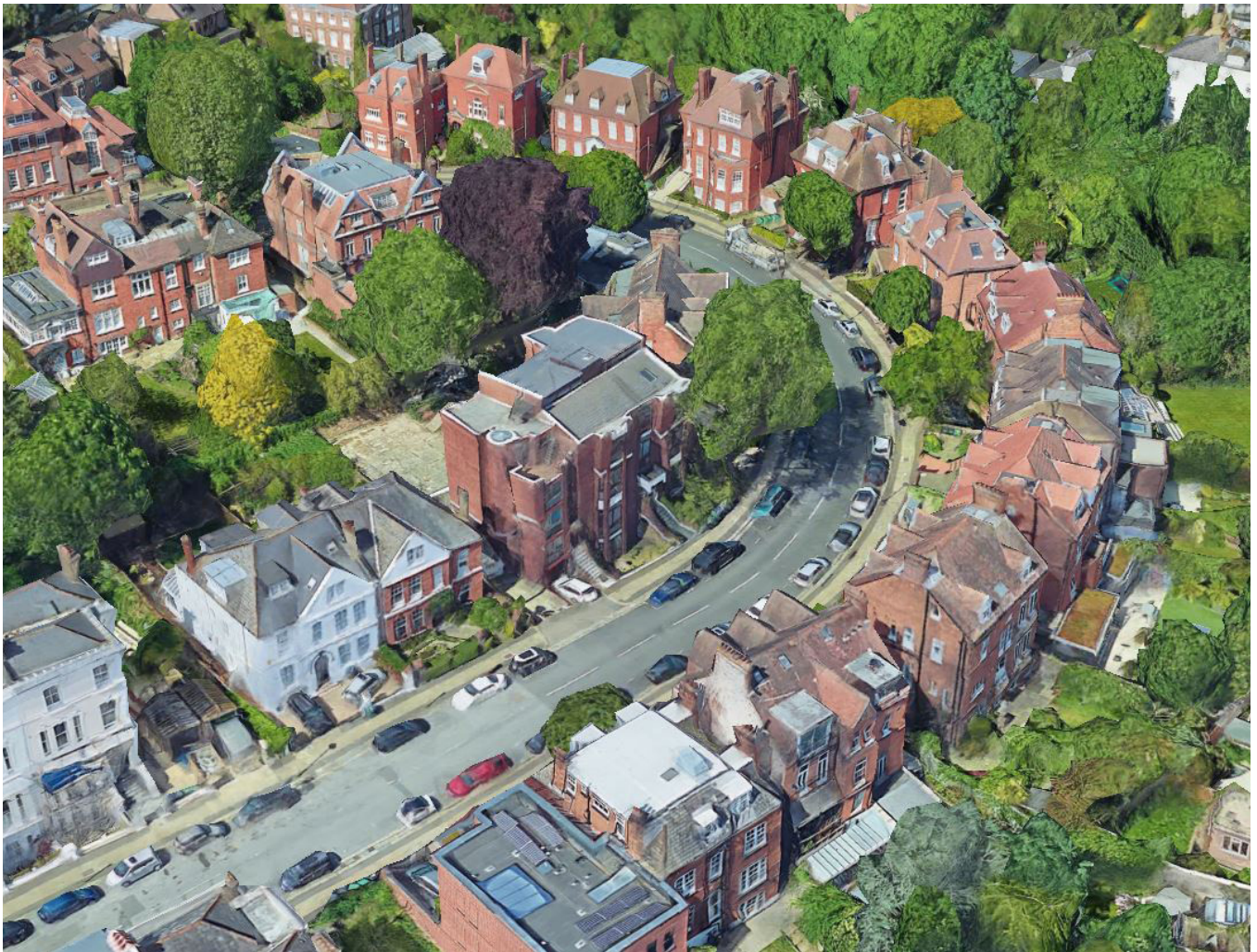
The footprint of the house narrows towards the rear making a tight internal arrangement to the spaces on the lower floors. On the upper floors the floor plates project out to provide a wider set of spaces to the house. This arrangement creates a prominent architectural feature to the south-east elevation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

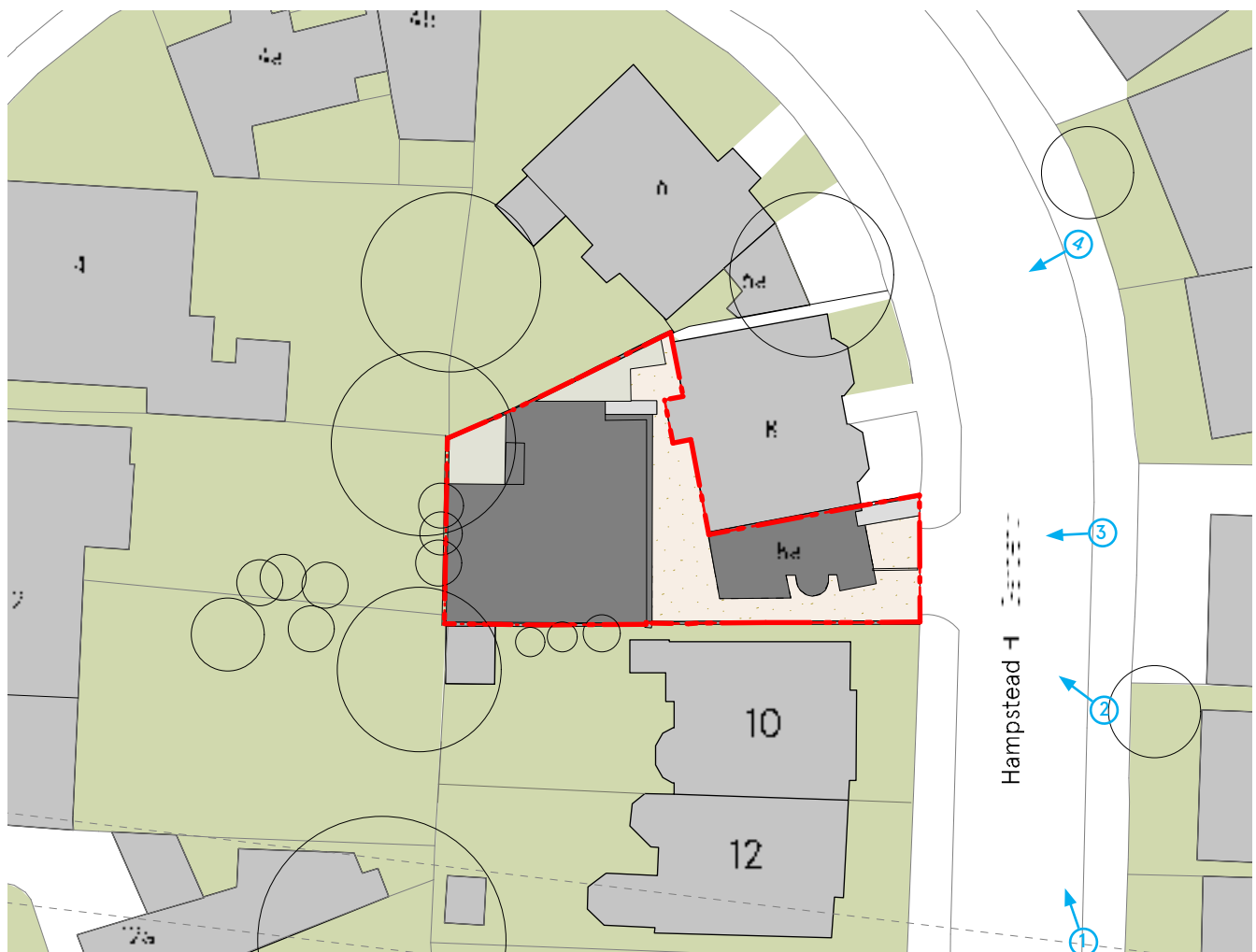
#### Garage to the rear

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.

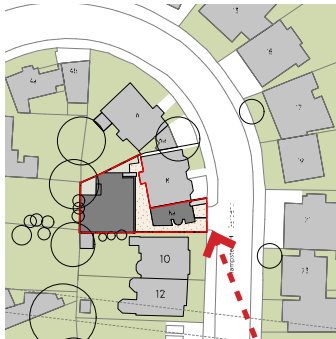
The garage is constructed from a concrete structure that partially sits within the slope of the land and against the boundaries on three sides to No's 6, 2 and 10 Hampstead Hill Gardens. The garage has an access door at the end of the driveway that passes alongside the house, which is contained by security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



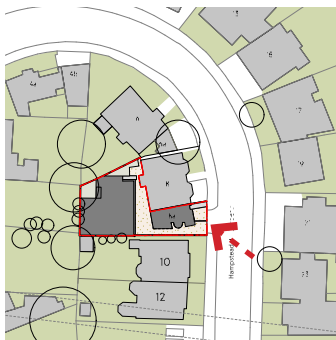
Above: Site Plan, 1:500



**Key Plan**



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



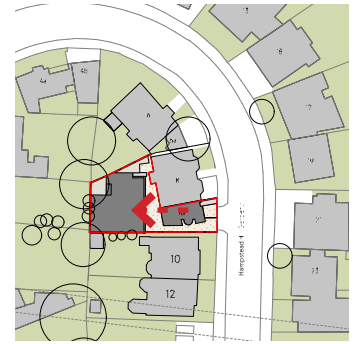
**Key Plan**



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



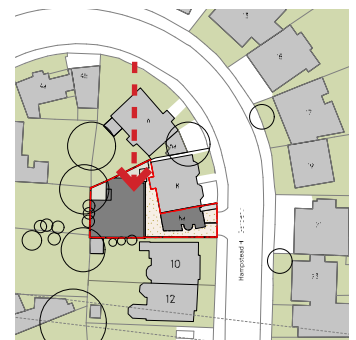
*Photo 03. Photo from east of Hampstead Hill Gardens looking straight towards the front elevation No.8a*



**Key Plan**



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



**Key Plan**

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.

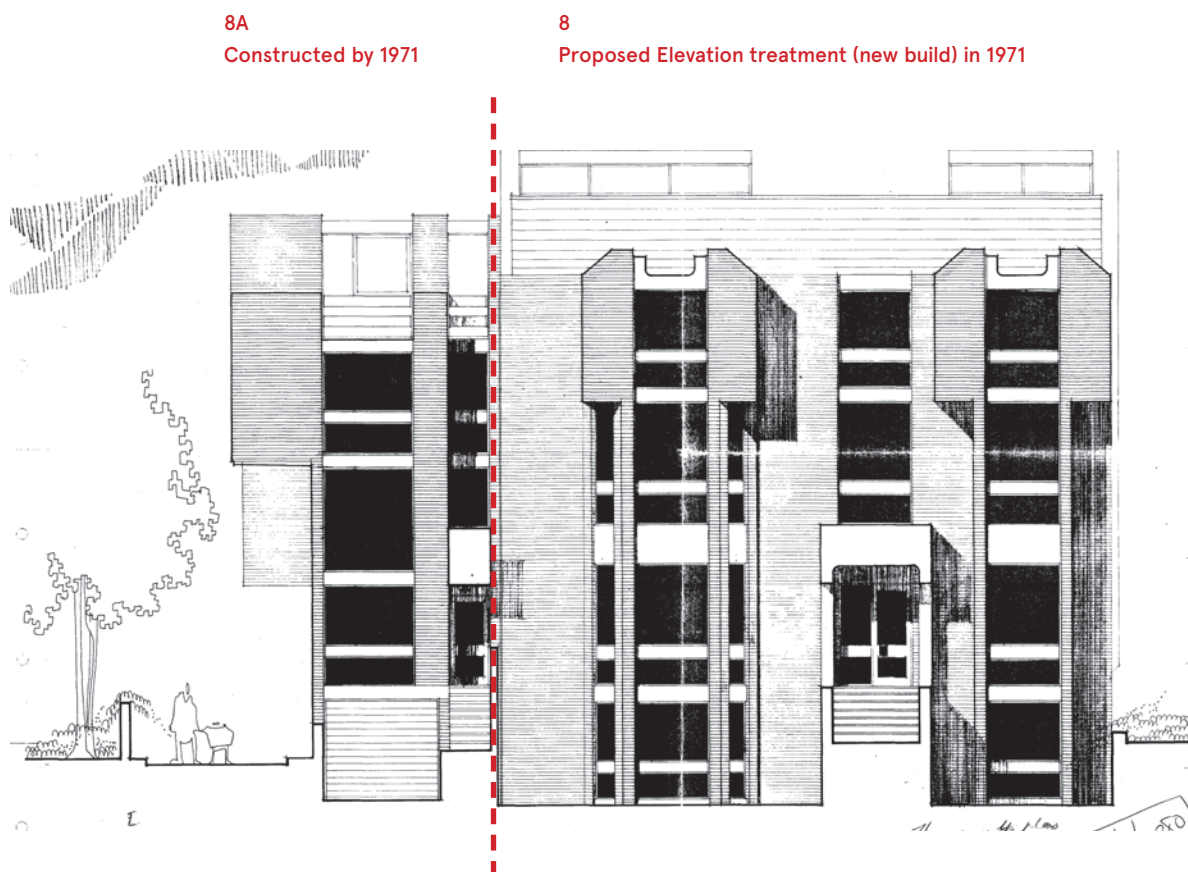
### Application Ref 10880/ 01.01.1971

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)

### Application Ref 2021/5750/P registered 07.12.21

A full planning application was submitted and registered in December 2021 for a 'single storey rear extension, with basement below (including car lift and parking), garden roof terrace above and single storey link to main dwelling, to replace existing single storey garage building; 3rd floor front extension to main dwelling; creation of 4th floor roof terrace on roof of main dwelling, including access thereto; external alterations to front of main dwelling, including re-pointed brickwork, new timber doors, window and cladding and replacement of garage doors with fenestration; creation of garden to front to replace driveway parking'

The 2021 application is for a discrete element of work which also forms part of this application. The current application is being made under a separate application to enable works to proceed to the existing house more quickly.



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

### **Development Proposal**

The applicant purchased 8A Hampstead Hill Gardens in January 2021 and wishes to renovate it for the purpose of creating their own home, including a small timber framed extension at the third floor. The proposed development comprises:

1. Internal modifications and refurbishment of the property.
2. Construction of a small timber framed glass extension to the third-floor of the house and roof level modifications to create a roof terrace.
3. Replacement of lower ground garage door entrance with a new timber framed infill panel with high-level windows.

This application includes work to the existing house applied for under application ref 2021/5750/P. This application is being made separately to allow the applicant to move into the existing house prior to developing the rear of the site.



*Above: Photo from the street looking towards No. 8A Hampstead Hill Gardens*

Existing roof profiles of No. 8 and No. 8A appear  
cluttersome from the street



*Above: Photo from south looking north towards No. 8A Hampstead Hill Gardens*

### Third Floor Extension

The proposal includes a small timber-framed glazed extension to the third floor. This extension will sit within the footprint of the existing roof terrace and behind the existing parapet walls.

1. The volume of the proposed extension sits within the footprint of the existing house. The mass of the addition helps to 'de-clutter' the poorly designed junction between the two buildings by screening the parapet walls from views down Hampstead Hill Gardens.

2. Access is created to a roof terrace at the fourth floor. This is contained with the existing parapet walls and to the rear of the house. The walls will be raised by 1200mm, in a matching brick stock and bond, to safely create the balustrade. The raised walls will frame the context of the modern properties with the street by screening the existing poorly resolved junction of the building with No.8.

The height of this extension will sit below the roof parapet of No.8 and they will help to screen the clumsy architectural detailing and television aerials. We believe that this timber framed 'glass box' extensions adds to the architectural quality of the property, improves the roof profile of the existing building in the street scene and enhances the character of the conservation area.



**Above:** Photomontage of the proposed from south looking north towards No. 8A Hampstead Hill Gardens

#### Cluttersome roof

The current condition of the roof and its relationship between the parapet of No 8 is in a messy and cluttersome state.

#### Re-pointing brickwork

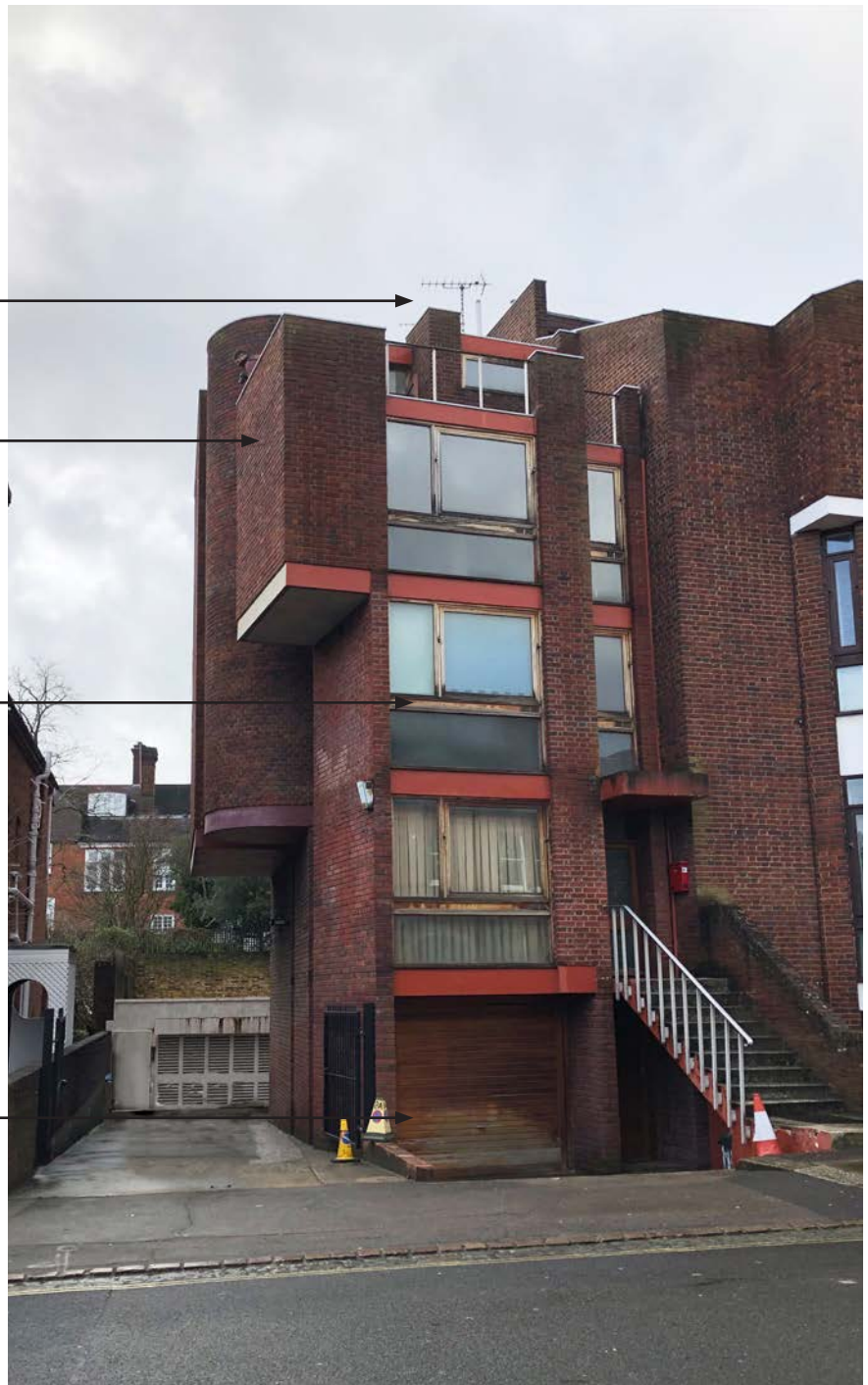
The brickwork to the front, side and rear is in bad condition and negatively affects the character of the street.

#### New timber windows

The existing timber windows have reached the end of their life. Their current condition impacts the property and the appearance of neglect impacts on the character of the street.

#### Replace garage door

The existing lower ground floor is dominated by an unsightly garage door which is out of keeping with the main elevation and the rest of the street.



*Above: Photo from Hampstead Hill Gardens looking at No. 8A Hampstead Hill Gardens*

### Works to the front of the property

Since the building was constructed little maintenance works have been undertaken to the external elevations, and these have since fallen into disrepair and negatively affect the conservation area.

The proposals include various works to the front of the house that will improve the appearance of the property, making a positive contribution to the streetscape.

### Extension to roof

The roof extension is set within the existing parapet walls and behind a new planter to this level. The proposed finish is full height glass to be in visual contrast to the host building and legible as an addition to it.

### Ribbed concrete parapet

A ribbed concrete fascia will finish the facade to complement the neighbouring developments and street character.

### Re-pointing brickwork

The brickwork to the front, side and rear will be cleaned and re-pointed to improve the appearance of the house.

### New timber windows

The proposals include new timber windows which will improve the performance of the building fabric, lowering the energy demands of the dwelling. They will be detailed to a close design to the original windows.

### Replace garage door

New timber door to full width of lower ground floor improves condition and appearance of facade.



*Above: Proposed photo montage from Hampstead Hill Gardens looking at No. 8A Hampstead Hill Gardens*

## Material Palette

The palette of materials proposed is designed to be in keeping with the character of the street and the larger conservation area, whilst seeking to improve and highlight the brutalist nature of the existing building.

### ***Brick***

Existing external brickwork will be repaired, cleaned and re-pointed.

### ***Timber windows***

New hardwood windows will replicate the design intent of the original and provide more efficient and practical operation.

### ***Concrete details***

Existing concrete detailing to the external elevations will be repaired and refinished. New concrete detailing to the property will enhance this original characteristic of the property.



## Sustainability Statement

The existing building fabric has not been updated since its construction in the 1970s and currently performs poorly. It is built with a concrete frame, masonry walls and a flat roof, features poor thermal efficiency and exhibits building fabric issues associated with cold bridging and water ingress.

The proposal involves the extensive renovation and upgrade of the existing building to improve its thermal and energy efficiency and will include renewable technologies to contribute towards its energy needs in use.

Some of the sustainable design measures that will feature in the proposals are:

1. New insulation to existing external walls, exposed soffits and roofs will enhance the existing building's thermal envelope

2. New double-glazed windows and new external doors throughout will enhance the existing building's thermal envelope

3. An integrated ventilation strategy, employing heat retention will reduce heat loss and allow for the re-circulation of warm air

4. The specification of LED/low energy light fittings and appliances and installation of car charging points

5. The specification of low-flow and reduced capacity water appliances

6. The integration of planting to the roof and to the rear of the house will reduce the discharge of surface water into the main sewer.

## Access

As a single dwelling house, the house will not be accessible to the public.

The existing house is accessed via stairs to a raised ground floor. The house retains this access and access to the property will not be altered as a consequence of the proposed development.

## **Conclusion**

### **Current Status**

The property has fallen into disrepair over the last 50 years and is no longer in a habitable condition.

The applicant is a local resident who recently purchased the house and will live at the property.

The designer is an award-winning architect who has a track-record of successfully designing high-quality architectural proposals for extensions to homes in conservation areas. This includes a Camden Design Award for an extension to a house in a nearby conservation area.

### **The Proposal**

The proposal will retrofit an existing building to bring it back into habitable use to be occupied as a long-term family home.

It will upgrade and restore the existing fabric to provide a spacious living environment, improving daylighting and comfort to the interior spaces.

It will also upgrade, restore and improve the existing elevation. This will significantly improve the setting and appearance of the building and enhance the character of the Hampstead Conservation Area.

### **In Conclusion**

The proposed development is in keeping with all relevant national and local planning policy guidelines and will provide a much needed home for a family within Camden's existing housing stock.



Above: Proposed Development - front elevation