

Design & Access Statement

45 Hillfield Park
London NW10 3QU

Issue 1
7/5/2018

Summary Description:

This document relates to

1. Proposed demolition of side infill extension, associated roof structure and existing decking
2. Construction of a new single storey rear extension and new decking
3. Partial excavation of existing basement
4. Creation of lightwell in front garden

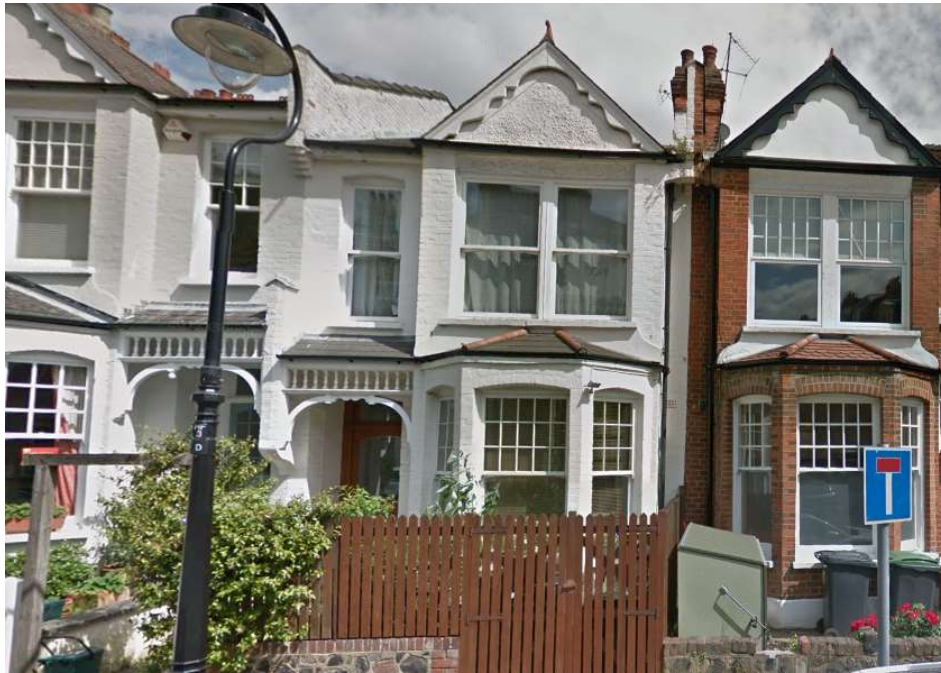


**45 Hillfield Park, part of Muswell Hill Conservation Area.
The site is marked with A**

Detailed commentary:

Site and context The existing building is a two-storey terraced house with additional living accommodation in the loft and a usable basement. The property is set within Muswell Hill Conservation Area and the house is not listed.

Existing house The existing house is painted brick construction, white painted timber windows painted and a tiled roof.



Front elevation 45 Hillfield Park



Rear elevation of 45 Hillfield Park

Form, Design and Materials:

Design approach The applicant wishes to improve the layout of the ground floor as well as increasing the usable space in the basement. Replacing the existing infill extension and adding a small rear extension as well as a new deck will transform the use of the ground floor. A modest amount of excavation of the existing basement will further increase the usable footprint and make full use of the potential space available. The creation of a larger light well in the front garden to take the place of existing light well will ensure the bedroom in basement is light and has access to fresh air.

Design Proposal The new rear extension will extend 2200mm from existing rear wall, stopping shy of the existing side window of no. 43. A new deck at the same level as internal floor level will extend a further 1500mm. The exterior rear wall will nestle in under existing balcony on first floor at approximately 3300mm. The basement room will extend to the line of the decking above allowing a row of windows to let light and air in to the space. The basement room will be accessed from the garden as well as internally.

Proposed Materials Rear elevation will be either brick or render with timber or aluminium framed windows and doors.

Access Vehicle and pedestrian access to remain unchanged.

Energy All new building work to be constructed to meet current building regulation standards.

Waste The existing waste arrangements to remain unchanged.

-End Statement-

Any queries, please contact: Johanna Ahrberg-Jackson johanna@ahrbergjackson.co.uk