

10 Hill Top, London NW11 6EE**Design and Access Statement.****1 Introduction**

This design and access statement supports the householder planning application for a proposed single storey rear extension to the existing semi-detached house at 10 Hill Top, London NW11 6EE. The statement takes note of the guidance provided by the Hampstead Garden Suburb Conservation Area Character Appraisal material and The Hampstead Garden Suburb Conservation Area Design Guidance, jointly put together by representatives of London Borough Barnet Planning Department and the Hampstead Garden Suburb Trust, and adopted in 2010. A list of the application drawings is included on the forms.

2 Context

Founded by Henrietta Barnett in 1909 and laid out by Parker and Unwin, Hampstead Garden Suburb is recognised as a fine example in layout and character of the garden city principles running from New Lanark in the early 1800's to Letchworth and Welwyn Garden City of the early 20th Century. The Hampstead Garden Suburb Conservation Area Character Appraisal material covers the 17 housing-based Character Areas and no. 10 Hill Top is located in Area 10 at the north end of the Suburb, sometimes referred to as the 'New Suburb'.

Area 10, developed during a period of post war transition, was 'meant as a residential suburb for the middle classes and designs were influenced by the then perception of their tastes and aspirations'. The earlier, southern end of Area 10, dating from 1927, is still laid out according to garden city principles but with in-curtilage front driveways and garages that reflect the rise in affluent ownership of that time. Hill Top and Hill Rise, where C.G. Butler was the main architect, contain detached and semi-detached houses that provide a contemporaneous version of the Arts and Crafts style using a 'restricted palette of stylistic features which ... repeat in different ways within groups of houses.

Along with its Area 10 neighbours, No. 10 Hill Top is set back from the street with its south facing front garden, brick and stone paved hard landscaping and low brick walls, enclosed at the back edge of pavement by a front hedge that offers privacy and protection from the road. This is a fundamental garden city feature of Unwin's Hampstead Garden Suburb masterplan layout, where 'grass verges and street trees define the spaces between roadway and footway'. The 20m deep rear garden has a paved patio immediately outside the north facing rear elevation of the house, then a long lawn and, furthest from the house, mature planting and some large trees at the northernmost end of the garden.

The No. 10 Hill Top house is asymmetrical in plan and elevation, as are several of the 2 storey semi-detached properties in the area, and it forms a non-matching pair with its attached partner at No. 8. Hill Top. 'The use of symmetry and asymmetry and varied patterns of repetition within groups adds visual appeal'. Arts and Crafts stylistic references include the steeply pitched clay tiled main house roof with dormer windows, mottled handmade stock brickwork with brick chimneys, brick patterning around openings and to brick parapets, and steel casement windows and rear doors, with small panes reminiscent of more historical leaded lights.

3 Design and Amenity

In Section 1 of the Design Guidance, Dame Henrietta Barnett 'described the care with which every aspect of the design was to be considered: 'The houses will not be put in uniform lines nor in close relationship built regardless of each other' ... 'Great care will be taken that the houses shall not spoil each other's outlook, while the avoidance of uniformity or of an institutional aspect will be obtained by the variety of the dwellings, always provided that the fundamental principle is complied with that the part should not spoil the whole.'.

Similarly, around a hundred years later, Section 4 of the Hampstead Garden Suburb Design Guidance says that 'The Trust and Barnet Council do not wish to prevent residents from altering their houses without good reason. But both want to ensure that changes are in keeping with the spirit of the original design and layout of the area. Both recognise that the Suburb is not a museum but a living community. In modernising their homes, residents may want larger kitchens and family rooms'... 'Often this can be done without spoiling the character of the house or the neighbourhood'.

The proposed works at No. 10 consist of providing a single storey kitchen - dining room extension at the rear of the house, reviewing the bay window steel windows and doors and paving to the rear patio beyond. There are no proposed changes to the front of the house, front garden and hedging.

Our initial kitchen-dining extension and smaller living room bay extension was derived from the rear extension planning application, C14237/00, approval date 6/6/2001. Following consultation with Hampstead Garden Trust we omitted the bay extension, increased the angle of the catslide roof and submitted an amended kitchen-dining extension. In response to further comments from the Trust, we suggested 2 further alternatives of either a) a brick parapeted roof extension, (that reflected similar Butler detailing at No. 12 Hill Top and also the massing of the brick parapeted rear extension at No. 8), or b) a cat slide roof extension with reduced plan depth. While also including some additional comments from the Trust, the submitted proposal is based on that second alternative.

The proposed single storey rear extension is faced in hand-made facing bricks to match existing and the roof, following the main house roof angle, is finished in hand-made sand-faced clay plain tiles to match the existing main house roof. The end and patio-facing side elevations of the new extension have steel windows and glazed double doors that match the existing living room steel bay windows and glazed double doors.

The proposed rear extension with its catslide roof 'bookending' the rear elevation catslide roof at no. 8 Hill Top, offers no visual intrusion to either adjoining property. Its reduced 1.9m plan depth extends less far into the garden than no. 8's brick parapeted extension and its windowless side elevation faces No. 12.

The new extension steel windows and double doors, matching those in the existing bay in proportion, add much needed additional light and visual amenity to the north-facing rear of the house.

4 Access

The proposed kitchen – dining room extension makes the rear ground floor of the existing four-bedroom house function as a more readily negotiable plan, suited to a modern family unit by enabling greater ease of movement around the ground floor. Echoing the existing double doors in the living room bay, the proposed set of matching double doors in the extended kitchen / dining room provide additional access and pleasant transition from the house to the rear garden via the patio, that is upgraded with an Indian sandstone finish and extending across the full width of the rear of the house. The step down for the finished floor level in the house to garden level remains in place.

The principal entrance and front garden to the property remains unchanged. The parking provision to the property remains unchanged. The site is within easy walking distance to the local shopping centre and the bus routes and the various railway stations.



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Photographs of the front and rear of the house and the rear garden and No 8 rear follow.



