

Barnet Planning Department  
2 Bristol Avenue,  
Colindale, London, NW9 4EW

6<sup>th</sup> May 2021

Re: 32 Hill Top, London, NW11 6EE.

**Householder application for Planning Consent for works to 32 Hill Top, London, NW11 6EE.**

**Design & Access Statement**

Dear Sir / Madam

Please see find enclosed supporting information that forms part of the Planning Application (Conservation Consent) for proposed alterations to 32 Hill Top, London, NW11 6EE.

Simon Miller Architects has had a Pre-Planning meeting with Monica Knight (Hampstead Garden Suburb Trust) to discuss the proposal and the advice given during this meeting has been incorporated on the drawings.

The proposal is as follows:

**1.0 Design:**

**1.1 External Changes:**

**1.1.1 Front Elevation and Driveway:**

- 1.-The existing driveway and paths to both side passages of the house will be finished with new Indian Sandstone.
- 2.-The existing crazy paving at the front garden will be replaced with grass. This area will be lowered by 230mm to be at the same level than the driveway.
- 3.-The existing flowerbed and hedge are proposed to be reduced in width to allow for walking through to the front entrance when a car is parked on the driveway.

**1.1.2 Rear Elevation:**

- 1.-New rear extensions of 2.4m depth and 1.230m depth bringing the roof slopes forward with them.
- 2.-Removal of the remaining chimney breast at ground floor level.
- 3.-Existing window in the study to be relocated to the rear of the new kitchen.
- 4.-Existing double doors in the study to be relocated to the rear of the new dining.
- 5.-Removal of old boiler flue at ground floor level.

**1.1.3 Right Hand Side Elevation:**

- 1.-Demolition of existing porch and replacement with a new side extension. This will be finished with brickwork. The width and height of the new extension will be to replicate the existing porch. Please see attached a letter from the neighbours at No. 30 Hill Top which expresses their acceptance to the proposed side extension for No.32 Hill Top.
- 2.-New rooflight on side extension.
- 3.-New external steps to side extension.
- 4.-The side path will be finished with new Indian Sandstone as stated above.
- 5.-New rear terrace finished with Indian Sandstone
- 6.-New steps and planters to rear garden.
- 7.-Existing window in porch to be reinstated in the same place after the construction of the new side extension.

#### **1.1.4 Left Hand Side Elevation:**

- 1.-New side gate to replace existing.
- 2.-The side path will be finished with new Indian Sandstone as stated above.
- 3.-Existing soil vent pipe on the rear roof slope to be relocated to the left hand side of the new roof extension.
- 4.-Relocation of existing rain water pipe following roof extension.

#### **1.1.5 Roof plan:**

- 1.- 2 x no. rooflights will be installed on the existing crown roof.

#### **1.2 Internal Changes:**

##### **1.2.1 Ground Floor Plan:**

- 1.- Internal re-planning to include new utility and dining, relocation of kitchen and partition of existing storage room.
- 2.- New wc to side extension.

##### **1.2.2 First Floor Plan:**

- 1.- New en-suite under new roof extension.
- 2.- Relocation of separating wall between bedrooms 2 and 3.
- 3.- Common bathroom to be shortened in length.

#### **2.0 Access:**

The access to this property will continue to be via the main front door, side passage and rear doors to garden.

Should you have any queries regarding this application please do not hesitate to contact us.

Yours sincerely,

Judit Martínez Cerezo  
and Simon Miller  
for and on behalf of  
Simon Miller Architects Ltd