

## DESIGN & ACCESS STATEMENT

### 2 HILL TOP, LONDON NW11

Hill Top is a tree lined residential street situated in the north of Hampstead Garden Suburb, at the southern edge of the large open space of St Marylebone cemetery. The land here was part of the '300 acres' leased initially to the Co-partners in 1919. The trust did not control the development of this area, but paid a fee to call this land part of the Garden Suburb. The area was designed as a residential suburb for the middle classes, with a mix of large detached and semi-detached houses complete with garages and drives, together with some flats and maisonettes. The majority of houses on Hill Top were designed by Butler, and were built between 1927 and 1929.

They are predominantly of red brick and tile with Arts and Crafts decorative brickwork.

No. 2 is one of the first pair of semi-detached houses on the north side of the road, near to the junction with Ossulton Way. The entrance to each house is in a projecting brick bay with decorative brickwork around the front door. The tile roof is hipped, with a flat roofed half dormer above the original garages. In no.2 the garage has previously been converted and the garage doors replaced with a triple casement window.

The proposed works would add one dormer at the east side and a conservation roof light to the rear roof slope and one to the internal roof slope between the gabled projection on No 2 and No 4. Permission was granted for this on 1st June 2017. Refer Application No 17/2283/HSE. Because of circumstances outside the control of the owners, this work could not be commenced within the timeframe allowed by the permission. The application also includes for a brick bay at ground floor level at the rear of the kitchen with a small extension of the existing patio. This would be constructed in brick to match the house.

The casements would be painted metal to match the original in all respects.

These alterations would not detract from the character of the house or the surrounding area. Access to the property would remain as it is currently.