

DESIGN & ACCESS STATEMENT

Project: 4 Hay Mews, 94 Haverstock Hill, London, NW3 2BG

Rev: /

Date: 12/July/2023

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1.0 Introduction

This report is to support the application of a Listed Building Consent. This report outlines the proposed development of the site and demonstrates how the site can be accessed by the prospective users.

2.0 The Site

2.1 Site Location

(Please refer to scaled drawings 'A-100 - LOCATION PLAN' and 'A-101 - BLOCK PLAN' associated with this application)

2.2 Access to the Property

The dwelling is part of a gated enclave of cottages including 3 and 5 Hay Mews located at the rear of 94 Haverstock Hill (The Haverstock Tavern). The dwelling main access is through Haverstock Hill Street and the gate going to the Mews can be access from the left side of 94 Haverstock Hill.

2.3 Existing Condition of the Property

The exterior of the dwelling is in good condition. However, there is no access to the roof for maintenance. The Upper Ground Floor is an open layout with 2 windows to the front and 1 glazed door at the rear, with a small balcony and stairs which serve as the access to the rear garden from the upper ground floor level. The Lower Ground Floor have 2 Bedrooms and 2 Bathrooms. The master bedroom has a glazed door leading to the rear garden.

2.4 Previous Works on the Property

The previous application and works to the property, was when it was converted from a gymnasium to a residential property, to form what is now numbers 3 and 4 Hay Mews. Planning and Listed Building Consent were granted for this conversion.

- Listed Building Consent Approved - LEX0000970
- Full Planning Approved - PEX0000969

The previous application and works to the neighbouring property (3 Hay Mews) was in relation to new windows and doors at the rear elevation. Planning and Listed Building Consent were granted for the works.

- Listed Building Consent Approved - 2016/1357/L
- Full Planning Approved - 2016/0490/P

2.5 Approved Works on the Property

There has been a recent LBC approval granted for internal alterations to the property, which are due to be undertaken shortly, and which are also included in this application.

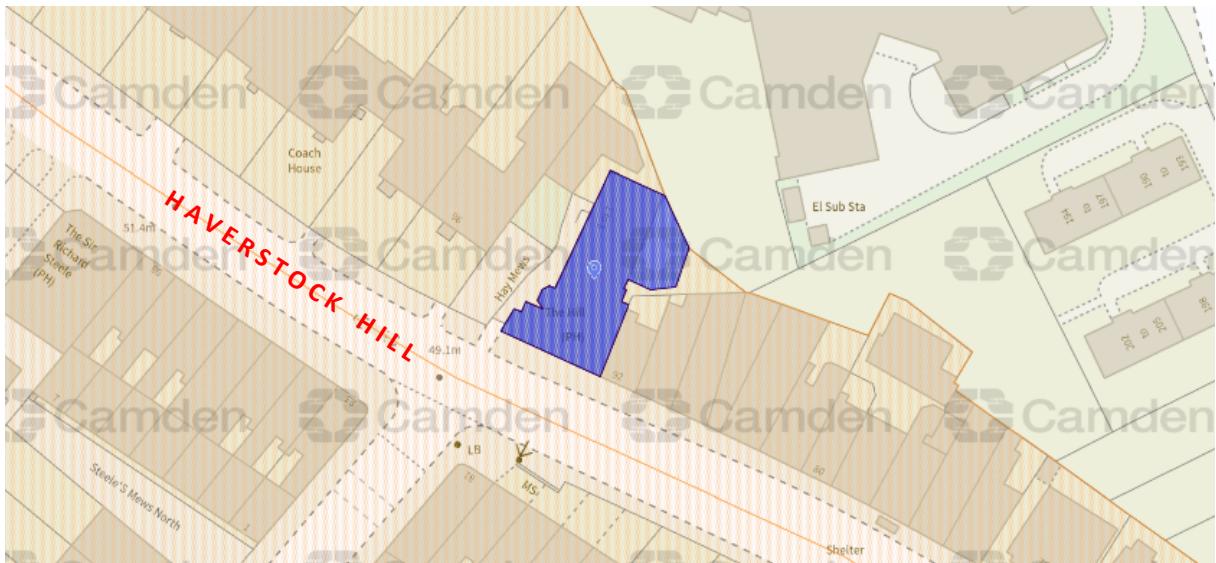
- Listed Building Consent Approved – 2022/4821/L

3.0 Planning

3.1 Parkhill Conservation Area. The dwelling is part of Park Hill Conservation Area.



3.2 Listed Building. On 14th May 1974, The Haverstock Tavern was Listed Grade II (Two)



3.3 Article 4 Direction. The dwelling is not covered by an Article 4 Direction.

4.0 Photographs

4.1 Rear Exterior Photos



Access to the rear garden is through a glazed door at upper ground floor w/ balcony and stair, and a glazed door from bedroom at lower ground floor

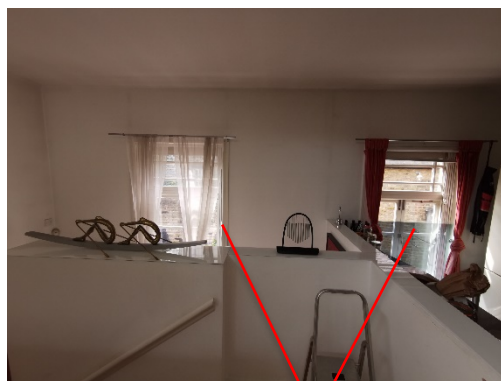


Location of the proposed new window.

4.2 Internal Photos – Upper Ground Floor



Location of the proposed new window, as viewed from the internal spaces.



Existing window at the front elevation of the property.

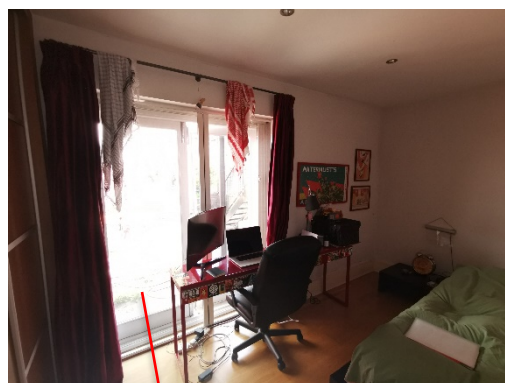
4.3 Internal Photos – Lower Ground Floor



Existing walls to be modified to maximize internal space layout and to enlarge the area



Glazed door as a means of access to the rear garden from the lower ground floor



5.0 Summary

The application for the Listed Building Consent consists of the following works:

External – Rear elevation & Roof:

- a. Provision of new timber framed fixed window at the rear of the property.
- b. New Flue through roof

Internal

(Upper Ground Floor)

- c. Provision of new timber framed fixed window at the rear of the property.
- d. New Flue through roof
- e. Minimal rearrangement of plan.

(Lower Ground Floor)

- a. Minimal rearrangement of plan.