

Design and Access Statement Addendum A

62A Haverstock Hill
London
NW3 2BH

Job No: 21064

INTRODUCTION

This document has been prepared following the demolition of the original buildings on the site and the construction of a new building comprising of three self-contained maisonettes.

CONSTRUCTION

In principle the construction was in accordance with the original drawings and Design and Access Statement produced by Carmody Groarke as part of the application approved by the London Borough of Camden.

VARIATIONS TO APPROVED DETAILS

The following points have been raised with the as built construction.

- a) An ornate coping has been constructed compared with a plain concrete coping. If the coping construction is not considered acceptable it will be replaced with a plain concrete coping.
- b) PVC opening sash windows have been installed. The approved planning drawings indicate contemporary windows. The windows on the street elevations could be replaced with contemporary windows to the approval of the planning department. The windows to the rear lightwell would be retained because they are not visible from the street.
- c) A Digital survey of the building has been carried out and generally the overlay on the original planning drawings shows that the overall extent of the two sets of floor plans relate. There is a discrepancy to the face of the building at second floor level where the wall has been constructed approximately 550mm closer to Haverstock Hill than shown on the original planning drawings. The impact of this on the adjoining building has been considered with respect to light and the as constructed building does not have an impact on the light to habitable rooms.
- d) The rear lightwell to the as constructed building extends down to the lower ground floor to provide additional light to the rooms at this level. On the planning drawings the lightwell stopped at ground floor level.