

GV

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## **DESIGN AND ACCESS STATEMENT**

**For 77 Haverstock Hill, London, NW3 4SL**

### **Proposed Alterations to Ground floor shopfront.**

#### **1. Brief description and location**

- 1.1. The site is located on Haverstock Hill, Camden within walking distance to Chalk Farm underground station. 77 Haverstock Hill is not a listed building but is situated in one of Camden's conservation areas, Eton and bordering Parkhill and Upper Park.
- 1.2. The site is comprised of a ground floor and basement floors which are currently used as a store. The store is a separate part of a two-storey terrace house.
- 1.3. The surroundings are a series of terrace houses with shop fronts with mixed architectural styles.



*Picture 1: Aerial view of the property (Google maps)*



*Picture 2: Street view of the front of the property*

## **Proposal**

4.1 The proposal includes the following (as annotated on drawings):

- Change of existing shopfront colour to light blue: RAL 5012, dark blue: RAL 5007, yellow: RAL 1032.
- Change of existing shop name
- Replacement of existing glass to lower sashes and additional 3no louver outlets for mechanical ventilation purposes.
- Repair and replace existing front window sills.

## **2. Planning History**

2.1. The property has a history of one planning application:

77 79 81 Haverstock Hill NW3 - 9100055- Change of use of the ground floor and the basement from retail (A1) to restaurant use (A3) as shown on drawing nos. 9012/03 and 04. - Refused

2.2. There are a number of similar applications approved in the area, some of the more recent listed below:

- 75 Haverstock Hill London NW3 4SL ( 2023/4065/A ) - Display of 1x non-illuminated projecting sign. – Granted
- 75 Haverstock Hill London NW3 4SL ( 2015/5589/P ) - Replacement of 4 front single glazed timber windows with double glazed timber windows over 1st and 2nd floor levels. - Granted
- 147-151 Haverstock Hill London NW3 4QU ( 2017/3424/A ) - Display of externally illuminated bronze lettering to shopfront. - Granted
- 175 Haverstock Hill London NW3 4QS ( 2015/1015/P ) - Installation of new shopfront. – Granted
- 204 Haverstock Hill London NW3 2AG ( 2011/0624/P ) - Installation of replacement shopfront and retractable awning to retail unit (Class A1).- Granted
- 205 - 207 Haverstock Hill London NW3 4QG ( 2004/4500/A ) - The display of an externally illuminated fascia sign on the shopfront. – Granted
- 18 Haverstock Hill LONDON NW3 2BL ( PEX0200886 ) - Installation of new shopfront and ventilation duct to restaurant premises (class A3). As shown on drawing numbers: Ordnance Survey Map; 3160/1, 3160/2 Rev.B and Photograph (existing) on A4 sheet – Granted
- 93 HAVERSTOCK HILL LONDON NW3 4RL ( PWX0002184 ) - Alterations of shopfront. As shown on drawing no(s) Haverstock/04, 05A, Unnumbered site plan. - Granted

## **3. Access**

5.1 The works do not affect the main access to the building vehicular or pedestrian.

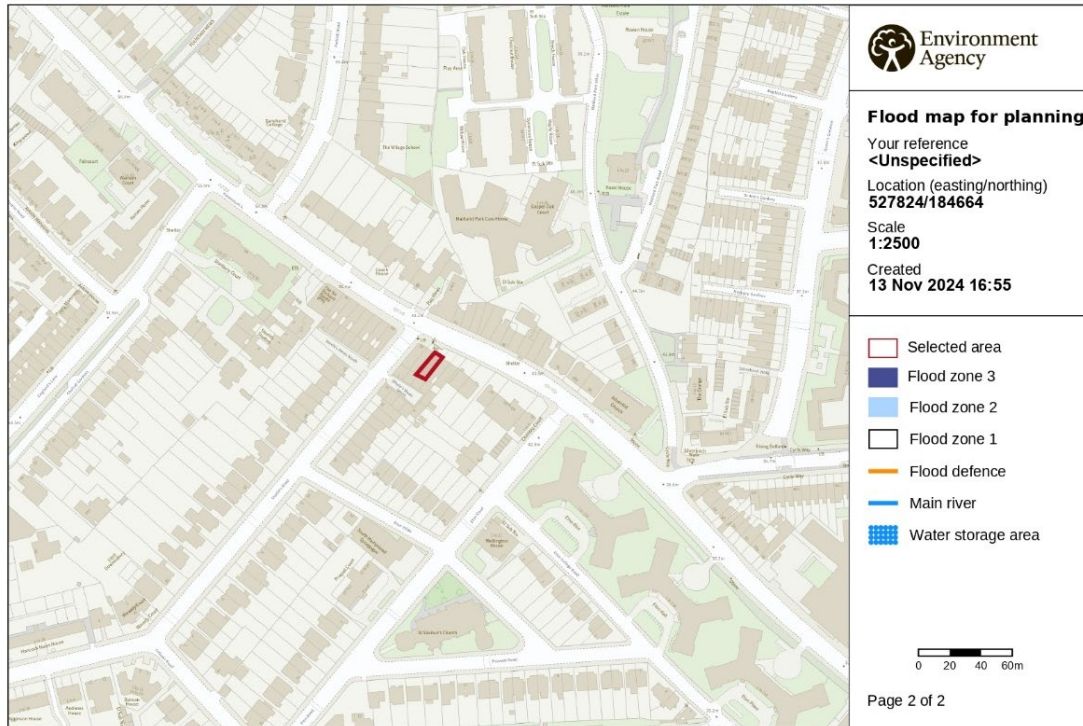


#### 4. Recycle Bin / Storage

6.1 There will be no changes to refuse.

#### 5. Flooding

5.1 The proposed work is not considered to increase any known flood risk to the location, and it complies with the Environment Agency Standing Advice on Minor Developments in Flood zone 1.



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Picture 3: Flood map (Environmental Agency)

#### 6. Conclusion

6.1. The proposed renovation works seek to improve and repair the existing shop front conditions.

6.2. All proposed changes are considered minor alterations and additions. Careful considerations have been made for the proposal to be in keeping with the surrounding area and other relevant retail units.