



Design and Access Statement

192 Haverstock Hill, NW3 2AJ

Contents;

1.0_Introduction

- 1.1 The Project
- 1.2 The Property

2.0_Context

- 2.1 Photographic Survey
- 2.2 Local Appraisal and Immediate Context
- 2.3 Planning History

3.0_The Proposal

- 3.1 Design Proposal
 - 3.1.1 Use
 - 3.1.2 Amount & Scale
 - 3.1.3 Landscape
 - 3.1.4 Access
 - 3.1.5 Appearance

4.0_Planning Statement

5.0_Fire Statement

6.0_Conclusion

01

introduction

1.1 The Project

This Design and Access statement sets out the case for a solid roof infill to an existing external lightwell to extend the habitable internal space of Flat 2 at 192 Haverstock Hill.

1.2 The Property

Built in 2022, 192 Haverstock Hill is a mixed use five-storey (excluding basement) property serving a commercial setting on across the basement and ground levels and residential across the first, second and third floors. The building presents a neutral material palette with the use of natural stone modules and aluminium detailing.

Flat 2 is located on the first floor within the property.



192 Haverstock Hill - Street View
Source: google earth

2.1 Photographic Survey



192 Haverstock Hill - Street View



192 Haverstock Hill - Flat 2 Lightwell



192 Haverstock Hill - Flat 2 Lightwell



192 Haverstock Hill - Existing Sliding Screen To Flat 2 Lightwell



192 Haverstock Hill - Flat 2 Lightwell



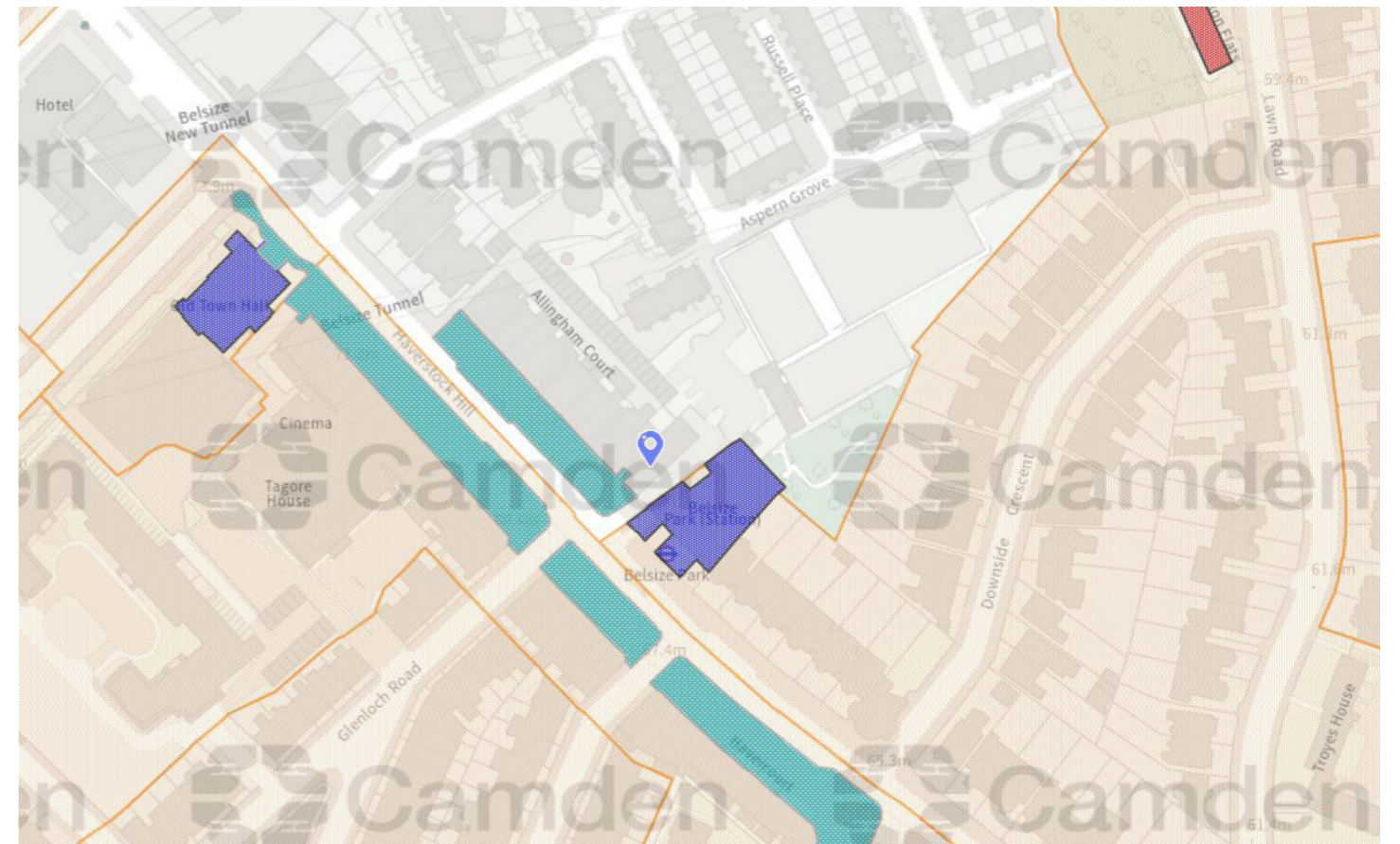
192 Haverstock Hill - Existing Details

2.2 Local Appraisal and Immediate Context

The site lies within a mixed residential and commercial area, where ground floor settings are predominantly occupied by shops or restaurants and residential on the upper floors.

The property is not listed, and does not fall within any Conservation Areas. To the south of the site adjoins the Belsize Park Underground Station, a two-storey Grade II Listed building.

The wider area is defined by the busy urban nature of Haverstock Hill and quieter residential street that branch away from it. According to the WebCAT Planning Tool (TFL), the site of the present building falls within a Public Transport Accessibility Level (PTAL) of 5, with the area served by various buses and the Northern Underground Line from Belsize Park Station.



Extract - Camden Borough Conservation Areas Extract
Source: camden council

2.3 Planning History

192 Haverstock Hill

Application Reference: 2016/7028/P

Proposed Development: Variation of condition 2 (approved plans) of planning permission 2012/5391/P dated 29/11/2013, as amended by planning permission 2014/6672/P dated 27/01/2015 and 2016/1480/P dated 09/08/2016 (for the Erection of a five storey building, plus basement, to create retail space at ground and basement levels (Class A1), and five self-contained flats above (Class C3), following demolition of existing single storey building (Class A1); namely to allow: alterations to balconies; alterations to façade materials; replace core overrun with plant enclosure (400mm taller than approved overrun); alterations to ground and first floor podium height and upper levels (overall increase in height of building of 490mm); alterations to shop fascia, including addition of awning

Date of Consent: 15/05/2017

Application Reference: 2016/1480/P

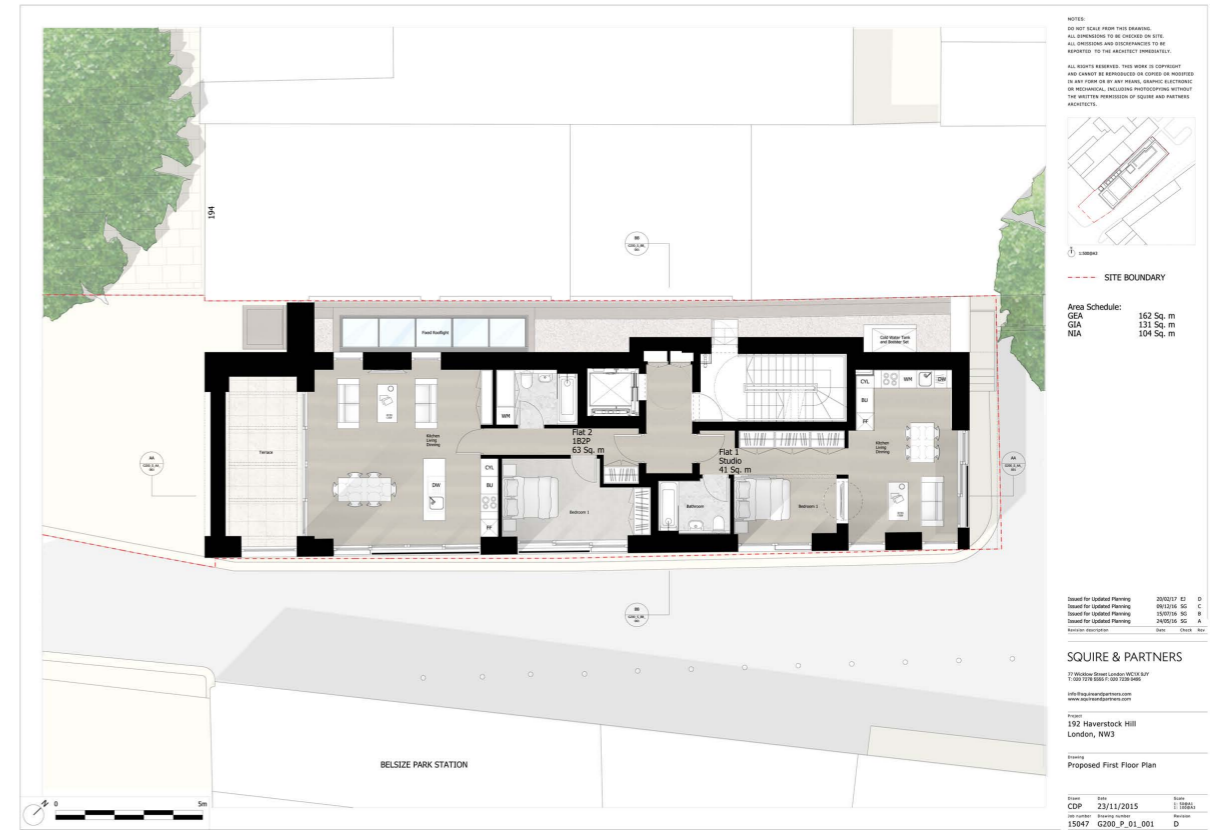
Proposed Development: Variation of condition 2 (approved plans) of planning permission 2012/5391/P dated 29/11/2013 and as amended by planning permission 2014/6672/P dated 27/01/2015 for the Erection of a five storey building, plus basement, to create retail space at ground and basement levels (Class A1), and five self-contained flats (1x studio, 1x1 bed, 2x2 bed & 1x3 bed) from first to fourth floor level (Class C3), following demolition of existing single storey building (Class A1); namely to allow an overall increase in height of the building of 1.2 metres, an increase in the width of the ground floor by 1 metre, an increase in the width of the upper floors by 0.585 metres, alterations to fenestration and external appearance, alterations to internal layout and change in dwelling mix

Date of Consent: 09/08/2016

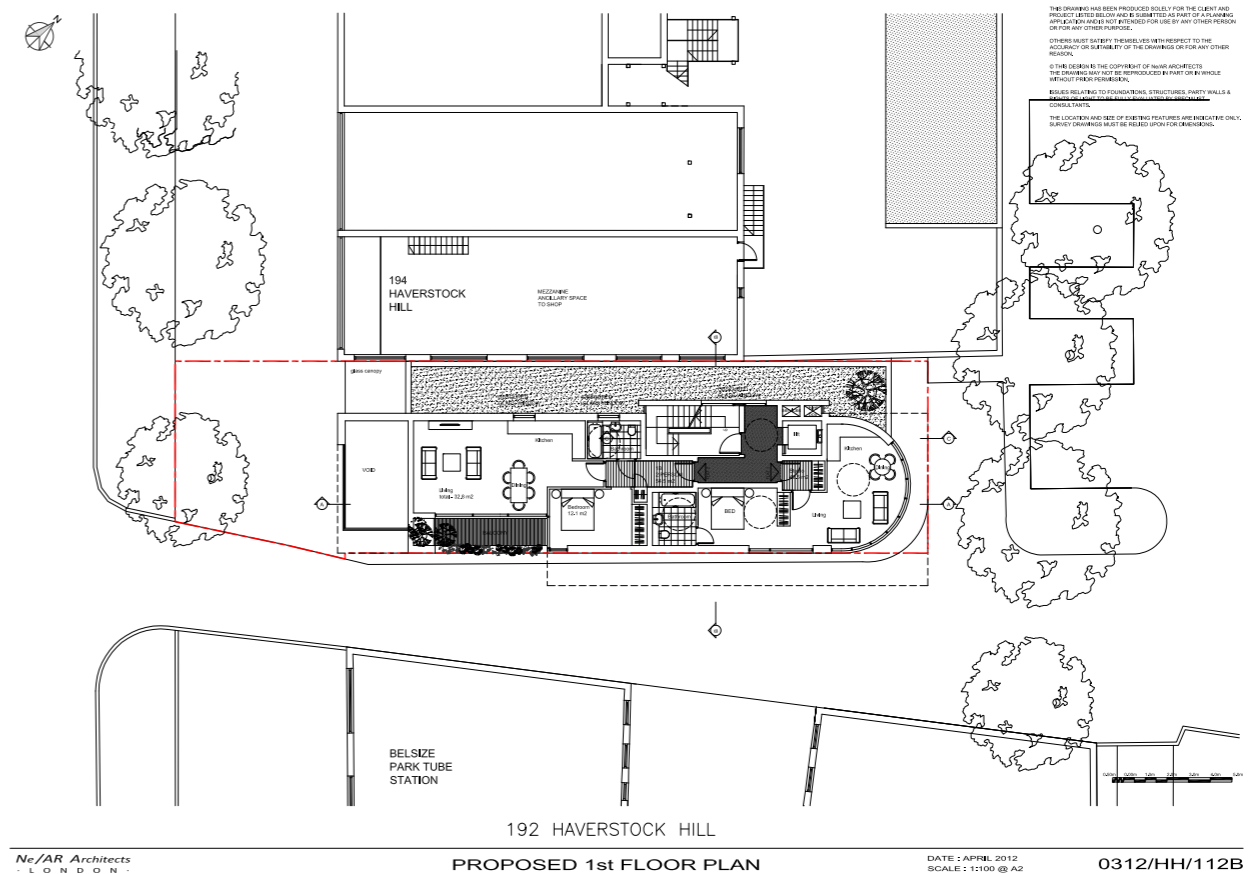
Application Reference: 2012/5391/P

Proposed Development: Erection of a five storey building, plus basement, to create retail space at ground and basement levels (Class A1), and five self contained flats (1x studio, 1x1 bed, 2x2 bed & 1x3 bed) from first to fourth floor level (Class C3), following demolition of existing single storey building (Class A1).

Date of Consent: 29/11/2013



192 Haverstock Hill First Floor Plan as Proposed - 2016/7028/P
Source: camden council



192 Haverstock Hill First Floor Plan as Proposed - 2012/5391/P
Source: camden council

3.1 Design Proposal

The proposal aims to create a new flat roof to enclose an existing external lightwell serving Flat 2 within the property at 192 Haverstock Hill. The function of the lightwell is to be replaced with usable internal GIA for Flat 2.

The proposal is summarised as follows:

- Formation of new flat roof to existing external lightwell forming part of Flat 2.
- Demolition of existing aluminium profiled sliding doors between Flat 2 and the external lightwell forming part of Flat 2.
- Extension of the Flat 2 floorspace into the area currently occupied by the external lightwell.

3.1.1 Use

The existing use of Flat 2 as Class C3 remains unchanged. The use of the rest of the building also remains unchanged by the proposal.

3.1.2 Amount & Scale

The proposal is for the addition of a new flat roof to an existing external lightwell. No new massing outside of the flat roof infill is proposed to the existing flat or building.

The enclosure of the external lightwell will provide an additional 16m² of GIA to Flat 2.

3.1.3 Landscape

No works to the existing landscape are proposed. The proposed flat roof will act as a green roof, matching the existing green roof setting at the 2nd floor level.

3.1.4 Access

The access to 192 Haverstock Hill and Flat 2 remain unaltered by this proposal.

3.1.5 Appearance

The proposed flat roof will not be visible from the street level. The flat roof deck will sit approximately 370mm below the level of the existing aluminium coping to ensure the green roof does not exceed the existing coping.

A green roof is proposed to the top of the new flat roof structure.

4.0 Planning Statement

The development of the site will need to ensure it can demonstrate with the relevant Camden Council policies, including:

- Policy D1 Design

Policy D1 Design

Policy D1 Design

The Council will seek to secure high quality design in development. The Council will require that development:

- respects local context and character;
- preserves or enhances the historic environment and heritage assets in accordance with Policy D2 Heritage;
- is sustainable in design and construction, incorporating best practice in resource management and climate change mitigation and adaptation;
- is of sustainable and durable construction and adaptable to different activities and land uses;
- comprises details and materials that are of high quality and complement the local character;
- integrates well with the surrounding streets and open spaces, improving movement through the site and wider area with direct, accessible and easily recognisable routes and contributes positively to the street frontage;
- is inclusive and accessible for all;
- promotes health;
- is secure and designed to minimise crime and antisocial behaviour;
- responds to natural features and preserves gardens and other open space;
- incorporates high quality landscape design (including public art, where appropriate) and maximises opportunities for greening for example through planting of trees and other soft landscaping,
- incorporates outdoor amenity space;
- preserves strategic and local views;
- for housing, provides a high standard of accommodation; and
- carefully integrates building services equipment.

The Council will resist development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions.

Excellence in design

The Council expects excellence in architecture and design. We will seek to ensure that the significant growth planned for under Policy G1 Delivery and location of growth will be provided through high quality contextual design.

Response:

The proposal has been developed in consideration of the existing building and its landscape. The massing of the roof has been designed to not visually impact the existing building from the street level, with the addition of the green roof to complement the features present within the existing building.

5.0 Fire Statement

London Plan Policy D12 Fire Safety

Whilst not specifically outlined as a Local Validation Checklist requirement, all developments are required to include a Fire Safety Strategy to ensure that they meet the highest standards of fire safety. Exemption statements are however accepted for smaller schemes such as the one included with this application. Policy D12 (fire safety) is of specific relevance.

The proposal outlined within this application does not alter the existing fire strategy for 192 Haverstock Hill across both commercial and the residential segments. Within Flat 2, a new fire suppression system is proposed. In the design of the proposal, Approved Document Part B has been referenced to determine the suitable means of escape and for the specification of relevant materials dependent on their fire classification.

Additionally, in line with the 'golden thread' approach suggested in the London Plan Fire Safety Policy D12 (A), fire safety at construction stage will be encouraged through the imposition of obligations by the chosen contractor to comply with prevailing regulations at construction stage including Health and Safety standards, the Construction Design & Management Regulations 2015 and the Building Safety Act.

06

conclusion

6.0 Conclusion

In conclusion, this application seeks permission to the form a flat green roof over an existing external lightwell to Flat 2 at 192 Haverstock Hill, converting the existing lightwell into usable residential GIA for the flat.

We believe that the current proposal meets the relevant council's policies, whilst carrying a neutral impact to the existing building and its surrounding area.