

Garden Flat, 96 Haverstock Hill

Design, Access & Heritage Statement

February - 2025

Project Details



Client Property Address:

Garden Flat,
96 Haverstock Hill,
London,
NW3 2BD

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Introduction & Context

Introduction

Resi has prepared this Design and Access Statement on behalf of our client, for who we are acting as planning agent. It has been produced to support a planning application for a proposed development at 96 Haverstock Hill, Garden Flat, London, NW3 2BD.

The document, and the wider application, has been prepared having due regard to the Development Plan for the Council as well as the National Planning Policy Framework (NPPF) so as to ensure that the Local Planning Authority has a proper understanding of the proposed development.

Description of Development

Proposed ground rear extension, internal alterations and all associated works at 96 Haverstock Hill, Garden Flat, London, NW3 2BD.

The proposed works include the following:

- Ground floor rear extension

Character and Significance

The application site is located on Haverstock Hill, NW3 2BD and is situated within the Parkhill and Upper Park Conservation Area, an area that is part of the nineteenth century London suburb of Belsize on the east side of Haverstock Hill.

This conservation area is characterised by residential properties set in large gardens with an abundance of trees. The curved residential streets are filled with large Italianate Victorian semi-detached houses and twentieth-century housing styles ranging from garden suburb to modern movement and contemporary insertions. At the southern end there is a parade of shops.

Buildings in the area are substantial, typically three storeys with attics and basements.

Site Analysis

2.1 Designated Areas

The site is located within Parkhill and Upper Park Conservation Area. Neighbouring buildings of interest include Load of Hay Tavern, 94 Haverstock Hill (Listed Grade II public house), 148 Haverstock Hill (also Listed Grade II), Belsize Park Underground station and so on.

The surrounding area is filled with stuccoed semi-detached villas, with number 96 having a coach house that features a monogram dated 1890 on the elevation. Along the busy and wide road there is a consistent pattern of front and rear gardens.



Parkhill and Upper Park Conservation Area

Site Analysis

2.2 The Existing Property

The existing property is a Ground floor flat. Properties along the street have similar architectural style.

It is on the North side of Haverstock Hill. The existing site is irregular and benefits from a decent-sized rear garden laid to grass.



Existing Site View

Site Analysis

2.2 The Existing Property



Existing Front facade



Existing Rear facade

Site Analysis

2.3 Local Precedent

There are examples of similar existing or newly approved proposals locally, these are listed below.

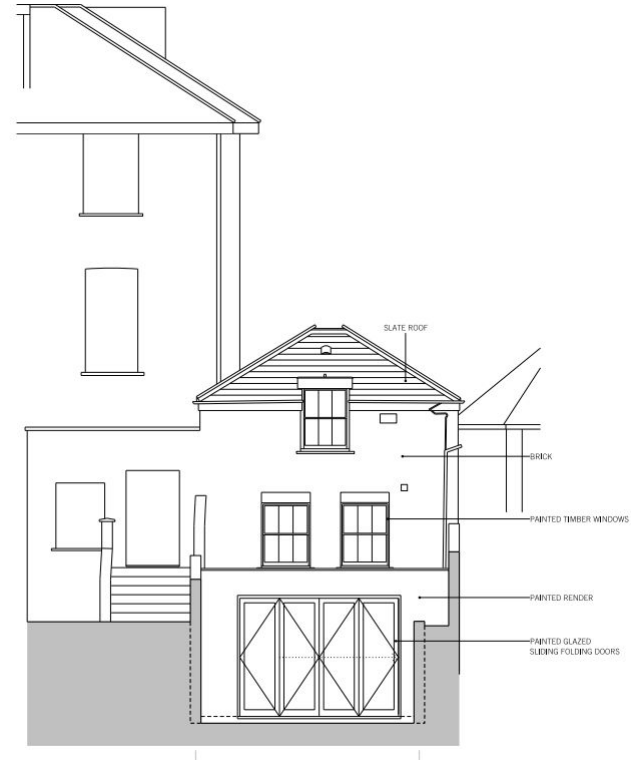
Address: 102 Haverstock Hill London NW3 2BD

Reference(s): 2012/4134/P

Decision: Approved

Decision Date: 08-10-2012

Description: Demolition of rear ground floor extension and construction of new ground floor rear extension, and alterations to front elevation of existing dwelling house (C3).



102 Haverstock Hill, NW3 2BD

The Proposal

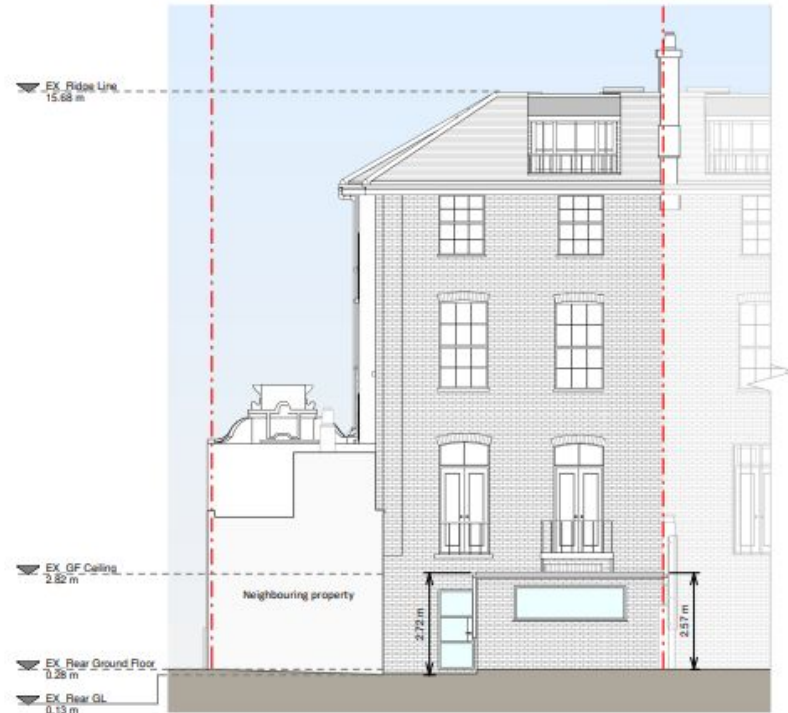
3.1 Proposed Design

The Proposal comprises a ground floor rear extension, with a flat roof/ green roof of 2.72m.

The Proposal is embedded into the garden and has been carefully designed to be subservient to the overall mass and volume of the house.

No rooflights are proposed to ensure there is no light pollution at night.

Materials will complement the current building and will be a high quality addition.



Proposed Rear Elevation

Impact on Neighbours

4.1 Impact in Context

Overshadowing and overbearing impact have been a key part of the design process and the following ensures that there will be little impact to neighbouring properties:

- Due to the orientation of the proposal site the neighbouring property at no. 98 will not be overshadowed
- The proposed extension will be inline with SPD guidance in terms of height and depth, it is well established that this impact in minimal
- Heights have been kept to a minimum.



View of Neighbouring Property

Heritage

5.1 Heritage Statement

The proposed works are limited to ground floor. The proposed ground floor rear extension have been specifically designed in line with SPD to complement the appearance of the house and accentuate the high quality and differing architectural styles of the area.

Although the dwelling is situated within the Parkhill and Upper Park Conservation Area, the proposal will preserve the heritage of the application site and enhance its appearance. The alterations will not be visible from the public realm.

Alterations will be in keeping with the character of the area and hence it is considered that the proposal will not alter the character of the existing property or harm its significance as a heritage asset, rather they will enhance its appearance and original use as a single family dwelling. For the above reasons the proposed extension works will not have an impact on the significance of the conservation area.



Street Scene

Conclusion

Our proposal at Garden Flat, 96 Haverstock Hill, NW3 2BD. is one that will improve our clients existing home, allowing optimal use of this residential property.

The proposed development would complement the existing building and respects the existing character and context of the building itself, and of the wider built context, maintaining the coherent semi-detached/ detached house streetscape along Haverstock Hill.

The proposed development would optimise the site, ensuring a balance is struck between the extent of development on the site, and the potential of the site as a residential dwelling. The proposals would achieve this while greatly improving the character and composition of the existing dwelling, and ensuring that there are no adverse impacts on neighbouring residential amenity.

The proposed development would respond to the site and wider pattern of development with regards to scale, detailed design and materials, and would be subordinate to the main dwelling.

All materials would be of high quality and durable, so the aging of the materials integrates with the existing building, and would create a positive impact on the surrounding context.

In summary, the proposals have been designed with careful consideration of relevant Development Plan policies and local supplementary planning guidance, as well as the requirements of the NPPF. The development is considered to comply with the Development Plan when read as a whole, and the proposals would preserve the character and appearance of the conservation area.