

Design and Access Statement

249 Haverstock Hill NW3 4PS

Site

A 3 storey house, located within the Fitzjohn's / Netherhall Conservation Area. The property is not Listed.

Relevant History

The house is largely unaltered since its original construction in the 1920's. Piecemeal alterations have been carried out under Permitted Development provisions over recent decades including a lightweight flat roof single storey rear addition, alongside the original single storey rear addition. The original windows have been replaced with aluminium framed double glazed units which do not reflect the style or character of the house, or adjoining buildings.

Relevant Policies

Local development framework

Camden Design Guidance 2011

Fitzjohns/Netherhall Conservation Area Statement

Proposal:

As set out in Pre Application statements and corresponding pre- application advice received from the Camden Planning Department, (Ref Rob Tulloch, correspondence dated 3 April 2013 reference CA/2013/ENQ/01604), the proposal relates to

- ◆ Replacement of all existing windows and additional fenestration to enhance design, symmetry and general appearance of side elevation, with timber framed units in keeping with those surrounding and originally at the house (see attached photographs)
- ◆ Re-building of more recent rear addition to provide a consistent roof height, and formation of a new roof terrace.
- ◆ Extension to existing brick boundary wall at Belsize Lane and as per attached elevations, installation of new simple railings above existing brick boundary walls, to accord with general style, height and character of surrounding properties.

Access

The access to the house is unchanged.

Graham and Sampa Spoor

April 2013