

**ELAINE COURT 123 HAVERSTOCK HILL NW3**

DESIGN AND ACCESS STATEMENT  
July 2013



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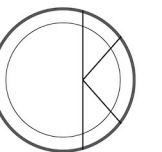
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## INTRODUCTION

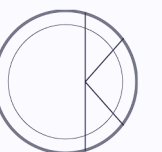
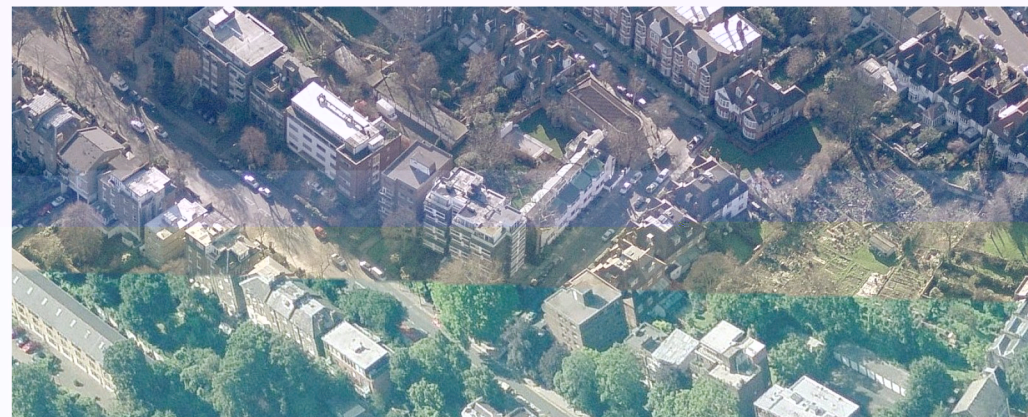
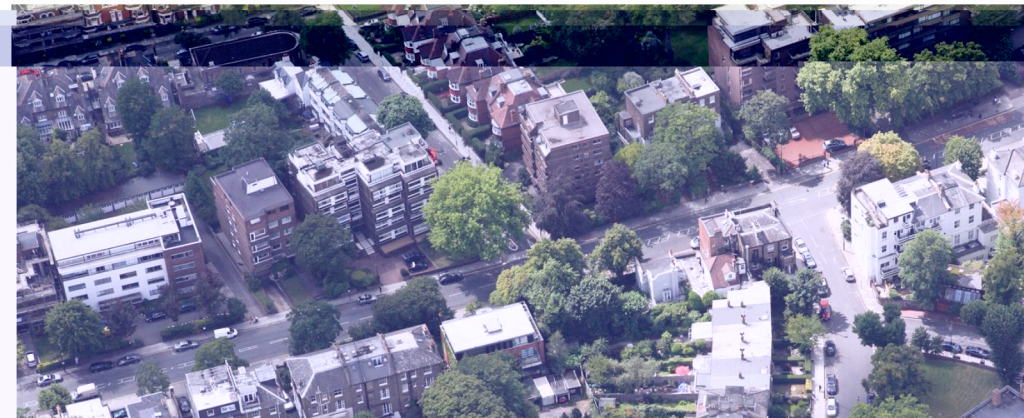
This Design and Access Statement is intended to accompany the planning application for Elaine Court, 123 Haverstock Hill, NW3. The application is submitted for the purpose of obtaining permission for the extension of another storey at roof level to a detached apartment block of six storeys, providing an additional level of accommodation for the two existing dwellings. This document is to be read alongside the drawings submitted.

The approach has been to improve the architecture of the existing building by designing a high quality addition that makes a positive contribution to the surrounding roofscape. The proposal has been developed in the context of planning constraints set out by the following:

- CS1 – Distribution of growth
- CS5 – Managing the impact of growth and development
- CS6 – Providing quality homes
- CS6 – Providing quality homes
- DPI – Mixed use development
- DP2 – Making full use of Camden's capacity for housing
- DP16 – Transport implications of development
- DP22 – Promoting sustainable design and construction
- DP23 – Water
- DP24 – Securing high quality design
- DP25 – Conserving Camden's heritage
- DP26 – Managing the impact of development on occupiers and neighbours
- DP31 – Provision of, and improvements to, open space and outdoor sport and recreation facilities
- DP32 – Air quality and Camden's Clear Zone

- CPG 1 (design) Section 5
- Camden Planning Guidance (CPG 2) – Housing (2011)
- Camden Planning Guidance (CPG 3) – Sustainability (2011)
- Belsize Park Conservation area 2010

- Policy 3.4 London Plan - Optimising Housing Potential
- Policy 3.5 London Plan - Quality and Design of Housing Developments





Aerial View



View from Haverstock Hill



## 1.0 THE SITE

### 1.1 LOCATION

The site is located at 123 Haverstock Hill, on the corner of Haverstock Hill and Antrim Grove in the Belsize Conservation Area.

#### EXISTING BUILDING

The existing building is a six storey 1960's apartment block with the top floor set back. Occupying a corner site, it is appropriately higher than both adjacent developments and has a prominent position in the streetscape. It is visible in long views from Haverstock Hill and also visible from Antrim Grove.

It is characterised by a facade of dark brick blocks within concrete bands and protruding volumes that follow the staggered line of the footprint, creating a pleasing sense of texture and depth that breaks down the apparent scale and massing of the block and enlivens the perspectival views. A rotated, vertical interpretation of these projecting bays is expressed in the facade of the 1970s terrace at Nos. 1-9 Antrim Grove immediately to the rear of Elaine Court, lending coherence to the composition and providing continuity within the architectural language.

The panelling within the large openings of the projecting bays contain both glazing and solid areas, resulting in an almost graphic pattern across the street facade.

The architecture of the building, in form and layout, is of its time, but subsequent interventions - the glazing etc., have not improved Elaine Court's unique contribution to the character of the area.

#### RELEVANT HISTORY

Planning permission granted on 11/10/1963 for the erection of a six storey block of flats with ancillary underground car-parking, at nos. 123, 125 and 127 Haverstock Hill and no.3 Antrim Grove.

Planning permission refused on 25/12/2007 for the erection of a roof level extension to Flat 20 to create additional residential floorspace to existing fifth floor flat and creation of roof terraces.

Planning Ref : 2012/4100/P  
2 Antrim Grove - Erection of roof extension (following demolition of existing lift overrun) to provide new 1 x 2-bedroom flat (Class C3) with roof terrace enclosed by glass balustrade, replacement of glazing to stairwell on front elevation, replacement of front entrance door and canopy.

