



Homes Design Ltd

40 WISE LANE

MILL HILL

Tel: 0208 959 8748

Mobile: 07946 872 537

Email: info@homesdesignltd.co.uk

website: www.homesdesignltd.co.uk

London Borough of Camden

Planning Department - Development Control

Camden Town Hall - Argyle Street - London WC1H 8ND

Date: 14/11/2012

Planning REF: 2012/4069/P

Re: Planning application for roof extension over both premises at 165-167 Haverstock Hill to increase the floor area to existing top floor flat with provision of new rear dormers and front roof lights.

Project "165 - 167 Haverstock Hill – London NW3 4QT"

Dear Sirs:

We are re-submitting joint planning application which was withdrawn in October 2012 for above sites. The proposal for joint application roof extension and loft conversion over both premises at 165-167 Haverstock Hill – NW3. This was registered under application ref: 2012/4069/P and then based on our discussion with case officer Mr M Metha, the application was withdrawn until the sunlight analysis was reviewed and assessed as part of the application.

The applicant is the freeholder of the premises and the proposal is to create a larger top floor family unit without creating any new self contained units, therefore it will have no adverse impact on the existing amenity or the public transport. The top floor units are used as self contained flats (C3-use) and the proposal for roof extension with provision of rear dormers and front roof lights are designed to match adjoining properties which have similar extensions and roof height and the use will remain as C3-self contained flats. The adjoining property at 169-Haverstock Hill has higher roof line and gable party wall, and the proposal for roof extension to 165-167 Haverstock Hill will be to keep in line with the Adjoining Site. The properties at rear have double rear dormer and therefore the proposal for double rear dormer also is in keeping with neighbouring sites.

Please see attached 4 copies of relative drawings with forms plus the Day-light study report for the proposed works. The application does not require any fees as resubmission to the Camden Council. We hope the information provided is satisfactory and should you have any queries please do not hesitate to contact us.

Yours truly,

R. Lakani

Director

Project "165-167 Haverstock Hill – London NW3 4QT"

DESIGN ACCESS STATEMENT:

AMOUNT:

The existing premises owned by applicant as the main freeholder. The areas as follow:

(165-HAVERSTOCK HILL) EXISTING

3rd floor level: C3-use (3-bedrooms flat): 97.0m²

2nd floor level: C3-use (3-bedrooms flat): 97.0m² (unchanged under proposed works)

1st Floor level: D1-use (Dental Surgery): 97.0m² (unchanged under proposed works)

Ground floor: A1-use unit: 112m² & Storage: 34 m² & Amenity: 10m²

Basement store for GF premises: 53m²

(167-HAVERSTOCK HILL) EXISTING

3rd floor level: C3-use (2-bedrooms flat): 63.0m²

2nd floor level: C3-use (2-bedrooms flat): 71.0m² (unchanged under proposed works)

1st Floor level: C3-use (2-bedrooms flat): 71.0m² (unchanged under proposed works)

Ground floor: A1-use unit: 62m² & Storage: 8 m² & Amenity: 7m²

Basement store for GF premises: 33m²

The proposal for roof extension over both premises with provision of rear dormers and front roof lights will increase the top floor flats areas. The new roof extension and loft conversion is proposed as part of the extension to the top floor flats. The proposed changes to roof extension will provide the following areas to top floor flats without any changes to other areas to lower levels:

(165-HAVERSTOCK HILL) PROPOSED TOP FLOOR FLAT-5:

3rd floor level: C3-use (residential self contained flat-5): 97.0m² (used as kitchen & lounge / reception to the family unit top floor flat)

New loft conversion (4th floor level): 71m² (used as bedrooms to top floor flat-5)

(167-HAVERSTOCK HILL) PROPOSED TOP FLOOR FLAT-6:

3rd floor level: C3-use (residential self contained flat-5): 63.0m² (used as kitchen & lounge / reception to the family unit top floor flat)

New loft conversion (4th floor level): 51m² (used as bedrooms to top floor flat-6)

The proposed area of new roof extension as part of loft conversion to top floor flats will create gross 124m² and used for C3-Use as part of existing self contained flats. The new areas will create family units (Flat-5: 168m² then Flat-6: 115m²) as compliance with London Regional Design Guides and to meet council requirements.

LAYOUT:

The proposed scheme of internal changes and altering the top floor flats at both buildings are designed to create a better living accommodation for family units at 3rd floor respectively and then the new roof extension (loft conversion) as extended bedrooms to each flats to form mezzanine flats at upper levels.

SCALE:

The Length, Height, and the Width of the building will be altered by the proposed scheme to roof level by raising the ridge in line with the adjoining property at 169-Haverstock Hill which has a higher roof and extended party wall. The rear elevation dormers will increase the roof projection at the rear and in keeping with adjoining site.

LANDSCAPING:

The current premises do not have any landscaping and the proposed scheme does not require Landscaping as AMENITY space for current use.

APPEARANCE:

The external appearance of the building will be altered at front elevation by means of roof extension in line with neighbouring property at 169-Haverstock Hill. (See pictures)



Adjacent property has a higher ridge line and mansard design front roof line which is adapted in our design for proposed roof extension in order to be in keeping with existing site constraints. The front roof lights are proposed to be in Conservation design compliance.

The rear dormer will create new windows to serve loft bedrooms as noted on proposed plans and elevations. The dormer windows are designed in matching material and finishing and size to existing windows at rear. The proposal for double rear dormer is adapted to the existing property at the rear which has double rear dormer and therefore the scheme is in keeping with site parameters. (See picture below)



The adjoining property at rear has similar double rear dormer windows as proposed for our scheme to be in keeping.

USE:

The proposals for roof extension and loft conversion is for increasing the top level flats and rearrange the internal layouts. The objective will be to create larger family units at upper levels by means of living & kitchen areas at 3rd floor and then bedrooms at new 4th floor level. This will provide mezzanine units and retaining existing C3-classifications.

ACCESS:

The entrance aspect of the premises will not alter under proposed scheme. The rear fire escape routes and means of amenity will be retained to comply with Fire Regulations. The units will have secondary means of fire escape at rear (similar to existing condition). The main access to each designated unit will remain in tacked under current condition (from main entrances) and will not alter under proposed scheme.

The new areas will have energy efficient electrical lights and also sufficient amount of internal insulation to be provided to retain the thermal conductivity of the structure in compliance to Building Control Guidelines (Min U-Value for walls to be 0.28). All windows have thermal capacity to comply with Part-L of Building Regulation (Min U-Value to be 1.6 for windows) and remain unchanged under proposed scheme. The doors to be fire checked and all communal areas to have smoke detectors that are connected to independent circuits. The construction scheme will improve the existing structure by design compliance to British Standards & Building Regulations, in order to enhance the life time of the building and also to retain a stable structure.

The day-light study analysis has indicated the proposed development has no adverse impact or loss of light to the adjoining properties or to the main existing building.