

DESIGN & ACCESS STATEMENT

160 Haverstock Hill
London NW3 2AT
March 2007



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Introduction:

This application is for the conversion of two existing flats into one large maisonette. The flats currently form the bottom two floors of this substantial semi-detached building. This elegant property is typical of the area and is located within the Parkhill Conservation Area.

The proposal is seen as a sympathetic refurbishment of the lower half of the building, and involves a new extension to the rear while incorporating the removal and rebuilding of the existing two storey side extension.



Rear elevation of property:

Use:

As stated above the building is currently divided into four flats. Please note Flat 160C and 160D are outside of this application and left unchanged by the proposal.

Existing breakdown:

Lower Ground Floor:	One 2 bedroom flat with sole use of garden and side garage
Raised Ground Floor:	One 2 bedroom flat with communal entrance.
First Floor:	Outside of application
Second/Third Floor:	Outside of application

Proposed:

Our client who owns both the lower flats has decided with this application to apply to combine them into one large three bedroom maisonette flat. Having researched the local housing stock they understand there is a current shortage of large units of this size which also include such a sizable garden.

Amount:

Rear Extension:

A single storey rear extension to the property was consented by Camden Council back in July 2004 (2004/1982/P). This application proposes to reincorporate this permitted extension. This extension lines out with the rear extension lines of the existing neighbours.

Side Extension:

There is an existing two storey side extension attached to the building. This non-original element is again smaller than those of its neighbour's. This application seeks to remove and rebuild this part of the building bring the extension slightly forward and extending it at the rear. This will mean it lines out with the current side extension at No. 158.

These proposed changes will have not visual impact on the front of the property and at the rear the proposed volume is un-contentious as it already has permission.

Layout/ Access:

The building is currently set out as a flat on each floor this application seeks to combine the two lower floor flats. There is a new staircase located under the communal staircase which due to its grand scale will prove accessible to the partially ambulant disabled.

My ensuring a bedroom and bathroom is retained on the lower ground floor the proposed maisonette is in line with the Lifetime Home Standards and could be adapted for future needs. This is an improvement on the current position.

Appearance:

This elegant property sits within a conservation area and this proposal is sympathetic of this fact. The non-original side extension is being removed and all new doors and windows are of a hardwood timber construction.

The existing building is finished is a white render finish and the new proposed extension is specified to match. The new balcony created on the rear extension is a finished with timber hardwood decking and the new balustrade is of a structural glass construction and visually un-intrusive.



Existing Two storey extension at No. 162:

Conclusion:

We believe the refurbishment of the property as proposed, to be a scheme sympathetic to both the building and the local area. The client is keen to finish the property to the highest quality in terms of both workmanship and materials.

We therefore hope that this application meets with your approval and that planning consent will be forthcoming.



Entrance/Driveway to Lower Ground Floor Flat:

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