

## DESIGN AND ACCESS STATEMENT

---

**Project:** 92 Haverstock Hill, NW3 2BD

**Date:** 31<sup>st</sup> July 2009

### CONTEXT

The property is sited as part of a stepped terrace on Haverstock Hill, in Camden, halfway between Chalk Farm and Belsize Park London Underground stations. The property is divided into a commercial use ground floor, which is currently used as a barber shop, a first-floor flat, and a duplex flat which occupies the second floor and the attic space above. The proposal concerns work to that top flat.



Aerial view

### THE PROPOSALS

The proposal is to create a formalised roof terrace for the top flat on the currently inaccessible roof of the property.

A new, internal spiral stair and a retractable glazed stair roof light are proposed to allow access to the new roof terrace.

The terrace is set back by approximately 1.20 m from the edge of the roof to the front of the property, thus being hidden by the parapet from the view of pedestrians standing at

the bus shelter directly across the street. In any case, frameless glass balustrades have been specified. The extent of the new roof terrace towards the rear of the property is limited to what is necessary to allow access, set back by approximately 370 mm from the edge of the roof. Laterally, the decking extends from party wall to party wall.

The creation of the terrace does not compromise the neighbours' privacy in any way.

The terrace decking will form a level platform constructed above the shallow pitch of the current roof. The rest of the roof will be left as current.

The proposals are mindful of the Mayor of London's promotion of terraces in his document *'Living Roofs - Promoting green roofs and terraces and roof gardens across London.'*



Front elevation as seen from the bus shelter



Rear elevation

## PLANNING HISTORY

Having reviewed the online records there appear to be no recent planning applications for this address.

It is worth noting that permission was granted in 2003 for a mansard roof extension to create an additional flat at nearby number 84 Haverstock Hill (application number PEX0201014, dated 19/11/2002).

## ACCESS

The proposed access to the new roof terrace is via a new spiral staircase, making it inaccessible to a wheelchair user. As the property is already a duplex flat with an entrance on the second floor and accessible only via stairs, the proposals do not worsen or improve disabled access.

After consultation with the local Building Control officer, the proposed spiral stair is designed to be compliant to the specifications set out in BS 5395, Part 2, Table 2 under category A: "small private stair."