

## 168 Haverstock Hill

### Planning Design and Access Statement

168 Haverstock Hill  
London  
NW3 2AT

#### Planning Application for

Excavation of a basement level  
Addition of 4no. structural rooflights  
Addition of Lightwell

#### Site / Location

168 Haverstock Hill forms part of two pairs of semi-detached villas in stock brick over rendered bases, followed by two fully rendered semi-detached blocks. These are typical of the work of William Lund in the 1860s. The semi-detached villas were laid out on a very generous scale with ample gaps between the buildings and long gardens. The property lies within Parkhill Conservation Area.

The 4-storey house includes lower ground floor which was extended in 2004/2005 (Application number 2004/0395/P). The front garden is paved with York Stone and can be used for vehicle parking during construction or/and deliveries. There is a light well to the front and a second light well to the side which also serves as side entrance to the lower ground floor. To the rear there is an open terrace that extends the full width of the ground floor with the garden beyond.

#### Design and Access Statement

This proposal is to create a basement level in the area below the house to provide a studio, wine cellar, cinema room and gym facilities that include a swimming pool that will extend to an extra storey depth. The lower ground floor will remain the existing size, only modified with new internal stairs to proposed basement (proposed stairs will be designed to meet current building control regulations for stairs), and the addition roof lights and lightwell in the terrace.

The basement excavation will extend the full area of the lower ground floor (including the existing lower ground floor rear terrace), along with the light well to the front of the lower ground floor; This void will continue to function as a light well for the basement, with the addition of a sliding sash window to match existing window in lower ground floor.

Front and rear elevations are not to be altered above the proposed basement. The proposal will not impact from the public realm.

Access to the property is not to be altered.

The proposed scheme complies with Camden Planning Guidance CPG4.

See also attached Basement Impact Assessment by Knapps Hicks & Partners, which is submitted as part of this application.