

Design and Access Statement to accompany application documents

Flat B 117 Haverstock Hill, London NW3 4RS

1. SITE LOCATION

- 1.1 The site is located within the Belsize Park Conservation Area and is located within an area of the street scene containing many similar style buildings, all with a uniform pattern. The group of properties in which 117B Haverstock Hill is part of are generally four or five stories in height, uniform in appearance, and all listed as neutral contributors in the Belsize Park Conservation Area Character Statement.
- 1.2 The west side of the street to which the application property is a part of is characterized by such buildings of uniform character constructed circa 1960/70's with a noteworthy large Georgian style property at the end of the terrace on the corner of Haverstock Hill and England's Lane. The west side of the street is characterized by mostly three storey (with basement and converted attic space) Victorian style properties with a small number of more modern properties including one directly across the road at No.130A.'

2. PROPOSAL

- 2.1 Erection of one storey third floor front and rear roof extension to provide additional living space to existing Flat B.
- 2.2 This application is to be read in conjunction with the current application for a 2 storey extension to Flat A application ref:2014/5382/P.
- 2.3 This proposal would seek to provide one half of the 2 symmetrical flat extensions. The reason for separating the 2 flat proposals is due to each client requirements financial, legal, time and practical reasons in carrying out the work. This would ensure that each owner would have autonomous development opportunity without being held restricted by the other neighbours own situation.
- 2.4 A third application currently awaiting validation relates to a dual application. Although this is the preferred route issues relating to doing such a conjoined build would mean that the project is more difficult and less likely to be carried out requiring fundamental commitment from both parties to progress.

3. RELEVANT PLANNING HISTORY

- 3.1 Planning Application (Ref: TP103244/1/17090) for the erection of a three-storey block of flats and penthouse, together with a garage for six cars, the provision of one parking space and the formation of a new means of access to the highway was granted with conditions on 16/09/1963.
- 3.2 Planning Application (Ref: TP103244/2504) for the erection of three storey block of flats with two penthouses was conditioned on 28/01/1964.
- 3.3 Planning Application (Ref: 2614) for an erection of a car port and storage shed at the rear of the ground floor together with a glazed extension to the dining area was granted on 27/09/1966.
- 3.4 Planning Application (Ref: 32301) Flat B, for an erection of a single storey extension at third floor level for residential purposes was granted with conditions on 03/04/1981.
- 3.5 Planning Application (Ref: PW9902893) Flat 1 for the rebuilding of the rear ground floor infill extension was granted on 27/10/1999.
- 3.6 Planning Application (Ref: PWX0002363) Flat 1 for the change of use of part of the amenity such serving the ground floor flat to provide additional car parking space at the rear of the premises was refused on 31/05/2000.

4. RELEVANT PLANNING POLICY

- 4.1 National Planning Policy Framework 2012
- 4.2 London Plan Spatial Strategy 2011
- 4.3 Camden's Local Development Framework 2010
 - CS5 Managing the impact of growth and development*
 - CS14 Promoting high quality places and conserving our heritage*
- 4.4 Development Policies
 - DP2 Making full use of Camden's capacity for housing*
 - DP16 The transport implications of development*
 - DP22 Promoting sustainable design and construction*

DP24 Securing high quality design

DP25 Conserving Camden's heritage

DP26 Managing the impact of development on occupiers and neighbors

4.5 Supplementary Planning Documents

CPG1 Design

CPG6 Amenit

5. PRINCIPLE

5.1 'The subject application site currently serves as residential flats and this section of Haverstock Hill is heavily characterised by residential buildings including a mixture of houses and flats. The current arrangement is such that a studio flat (in somewhat of a dilapidated state) exists to the area subject of development on the north side of the building whilst a self-contained residential flat exists to the south side of the building, both at third floor level and fourth floor level to the rear. As the front of the subject property is of a lesser height to both neighbouring properties to either side (more so to the front) it represents somewhat of an anomaly in the streetscene in this respect, hence its extension to the front and rear is not considered objectionable in principle based upon a high quality design which integrates successfully with the host property, the surrounding streetscene and the Belsize Park Conservation Area'. – Planning Officer, London Borough of Camden in Pre- application report for Flat A



① View from Haverstock Hill



② View from Rear Garden

6. COMMENTS

SCALE

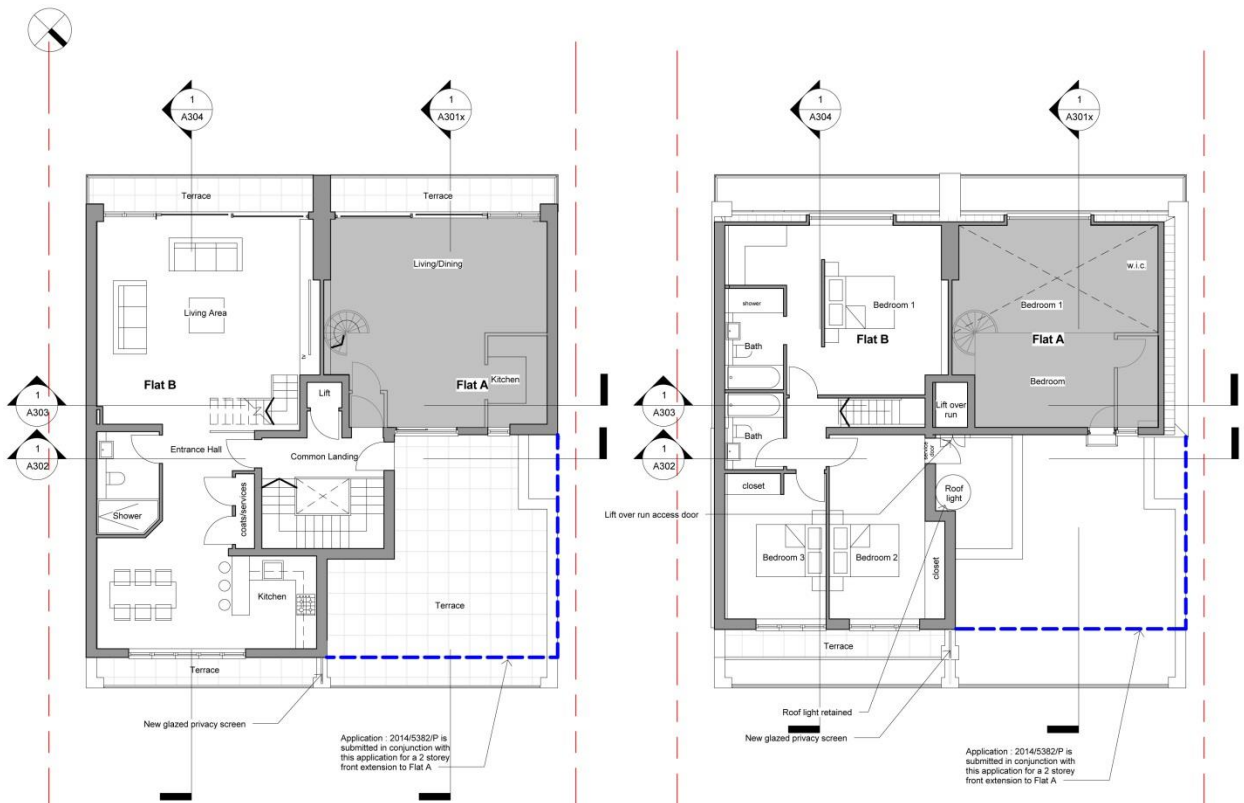
- 6.1 The proposed scheme would add an additional floor onto the property. The additional storey would be proportionate in scale to the existing building at the application site. The creation of only one additional floor would not result in a bulky or overbearing addition to the properties. Furthermore, the proposed new storey would align with both adjoining properties and would be consistent with the Camden Council's planning policy.
- 6.2 The proposed development will be designed symmetrical with Flat A but also to complement the form and site of the nearby buildings. The proposal would maintain good standard of amenity for neighbouring residents and would contribute to the overall quality of the area due to its high quality design and materials.
- 6.3 The roof arrangements will be designed identical with Flat A, considering the symmetry of the surrounding area and the uniform character of the street scene.

AMOUNT

- 6.3 The proposed development would deliver a 3 bed penthouse in the highest quality environment. The internal space and the room sizes would exceed minimum standards as required in the London Plan. The living space exceeds 27sqm the bedrooms each exceed 12sqm in size all being double bedrooms.

LAYOUT

- 6.4 The proposed development will maintain the existing appearance of the building and will benefit from the same design as Flat A to keep the symmetry of the building. The scheme proposes a high quality living environment and it is considered that the proposed rooms will provide a high quality space to live. The unit is a self-contained penthouse with a layout that has been designed to ensure privacy and minimise noise and disturbance.
- 6.5 The proposal will not project beyond the established buildings lines either at the front or rear, which will ensure that the proposal will not give rise to any significant amenity impacts through the loss of light or outlook. In addition, the proposal will not give rise to significant amenity impacts through the loss of privacy or overlooking.
- 6.6 On the assessment of the any loss of daylight, sunlight or outlook impacts to neighbouring properties from the pre-application response for Flat A the Planning Officer considers that *'the proposal respects the building lines of the relevant floors to both adjoining properties to both front and rear, any loss of daylight or sunlight endured would not be overly significant. Furthermore considering the adherence to the relevant building lines on all floors there would be little or no loss of outlook as result of the proposal'*.



Floor Plans

LANDSCAPING

- 6.7 No changes are proposed to the existing landscaping.

APPERANCE

- 6.8 The proposed development would complement the form and style of the adjoining and nearby buildings. The additional bulk in the form of additional storeys would not appear alien or out of character within the surrounding area particularly given that it would not be higher than adjacent buildings. Indeed, the materials to be used in the construction of the external surfaces of the additional storey would match those used in the existing building. This would allow the additional storeys to blend aesthetically with the existing building and surroundings.
- 6.9 In terms of the fenestration design in the pre-application report the Planning Officer considers the proposed acceptable.

ACCESS

- 6.10 Parking arrangements would be as existing and contained within the confines of the site. The site is situated within an area well served by public transport, such that development on the site would accord with the Council's transport policies.
- 6.11 The pre-application response for Flat A indicates that the officer considers the need for a Section 106 legal agreement to be done so the two schemes to be coupled together. However, the design of the proposed scheme to extend flat A and B are acceptable on their own merits, and accordingly a condition or legal agreement is not required.

7. HERITAGE

- 7.1 The application site is located within the Belsize park conservation area. The property itself has been confirmed as having a neutral impact on the conservation area, and is not itself a heritage asset.
- 7.2 The proposed development respects the strong building lines and uniform grain within this part of the conservation area. Indeed the erection of an additional storey on the building will ensure that the proposal respects the building lines present in the area to a greater degree.
- 7.3 The proposal will therefore have a neutral/positive impact on the conservation area.

8. CONCLUSION

- 8.1 As set out in the pre-planning letter for flat A and subsequent discussion with Camden planning, it is understood that a simultaneous application for both flats A and B is preferable. However, due to delivery legal and financial difficulties, this would lead to unacceptable delays in starting on site. Given that both schemes are acceptable in their own right, it is considered that the two applications should be granted consent independently, in accordance with the presumption in favour of sustainable development. Furthermore an identical planning application for flat A was also submitted.
- 8.2 The proposal is likely to be considered favourably subject due to a high design quality and also a good integration in the street scene, the provision of good quality living conditions to future occupiers and negligible residential amenity impacts.
- 8.3 We feel that the proposal addresses all officers concerns by providing a hierarchical façade and should be considered in compliance with aims and provisions of the Camden's Local Development Framework (2010) and with Supplementary Planning Documents.