

30th January 2015

Dear Sirs,

**RE: TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED):
72 HAVERSTOCK HILL LONDON NW3 2BE**

Design/Access Statement:

The existing property forms the rear of ground floor and basement levels of a terraced property. A shop occupies the front part of the ground floor. The property is accessed from a door to Haverstock Hill which also accesses the flats to the upper levels. The property is situated within the Parkhill Conservation Area.

This application is to make amendments around a courtyard at the rear of the property. The courtyard is enclosed by high walls, and extensions of adjoining properties.

The following works are proposed to improve the property:

- Open up the flank wall of the existing rear-projecting wing of the building at ground floor and fit folding sliding doors opening to the courtyard garden.
- Bring the existing extension wall forward to be flush with the wall of the existing rear projecting wing.
- Enlarge the small lightwell at the rear of the basement level to improve access to the courtyard garden from the basement level, and increase natural light to the basement level.
- No changes are proposed to the existing communal front access to the property. The folding doors would offer level access to the courtyard garden.
- The amount of impermeable surface area to the site would not be increased by the proposed works, as the area of rear garden is already hard landscaped.

The minor alterations to the elevations and lightwell in the rear courtyard would not have an adverse impact on the adjoining properties in terms of loss of light, outlook, privacy or any increased sense of enclosure. The proposal does not compromise the overall design of the original property, or adversely affect the character or appearance of the area. No changes are proposed to the street frontage.

Flood Risk:

The property is not within an EA Flood Risk Zone from rivers or sea.
EA Risk of Flooding from Surface water: Classified as less than 1:1000 each year.

Yours sincerely
for DDWH Architects

WARREN HOWLING
Director

cc