

PROPOSED EXTERNAL BALUSTRADING, NEW HATCH ON  
EXISTING ROOF AS FIRE ESCAPE AND NEW INTERNAL  
STAIRCASE

131 HAVERSTOCK HILL, LONDON NW3 4RU.

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## DESIGN AND ACCESS STATEMENT

Project details:

PROPOSED EXTERNAL BALUSTRADING, NEW HATCH ON  
EXISTING ROOF AS FIRE ESCAPE AND NEW INTERNAL STAIRCASE

131 HAVERSTOCK HILL, LONDON NW3 4RU.

*for and behalf of Mrs S Porritt*

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1st February, 2015



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**DESIGN AND ACCESS STATEMENT:**

This Design and Access Statement has been prepared by Mr John Khatri Architect, BA (Hons) Arch. Dip Arch. RIBA ARB MCIQB APM on behalf of Mrs S Porritt and is submitted in accordance with the requirements of Government planning advice as set out in Planning Policy Statement 1, Delivering Sustainable Development and legislation under section 42 of the Planning and Compulsory Purchase Act 2004 of which substitutes a new section 62 of the Town and Country Planning Act 1990.

This statement is in support of a Full Planning Application for the proposed external new balustrading, new hatch on the existing roof and new internal staircase at the property of 131 Haverstock Hill, London NW3 4RU.

**PLANNING:**

The existing property is a terrace house comprises of a basement, first floor and a second floor.

The site lies within a residential area and there are a whole range of different building types and different styles of building, as well as commercial retail shops.



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**FLOOD RISK:**

According to the 'Environment Agency Flood Map' the proposed development is not located within any Floodplain Flood Zones and therefore is unaffected from any risk of flooding and the requirements set out in Planning Policy Statement 25, Development and Flood Risk.

**DESIGN:**

In preparing the design for the proposed development, consideration has been given to the site and its surrounding area and the design principles established relating to the requirements of local policies referred to above.

The proposal comprises of external new balustrading, new hatch on the existing roof and new internal staircase. Refurbishment of the internal spaces as the house has not touched for a very long time. New front electrically operated gates to the driveway to the front of the house, which are in keeping with the style of the existing property.

The existing boundary treatments to the property still are to remain



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**ACCESS:**

The main access will be via Haverstock Hill Road. The underground and buses travel along the length of Haverstock Hill Road, and it is well serviced along its entire length.

**CONCLUSION:**

The proposed scheme is designed to satisfy the various applicable policies; to reflect and respect the immediate surrounding residential properties. The plans and elevations submitted as part of the planning documents illustrates the design principles adopted would result in an appropriate form of development whilst reflecting the in keeping of the neighbourhood. The property development and design is in keeping with both joining properties and has kept in line with massing and projection. The development raises the standard, design and elevation treatments to be in keeping with surrounding properties as well as be empathic in term of scale.



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FRONT MAIN DESIGN PRECEDENT



Front main gates at 129 Haverstock Hill – Simply in design central folding with spear top finish, in a metal finish





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Front main gates at 133 Haverstock Hill – Simply in design no central folding with pointed top finish, in a metal finish



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Front main gates at 148 Haverstock Hill – Simply in design with central folding with spear top finish, in a metal finish with a middle cross design

