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PROJECT NO: 1416
PROJECT NAME: 29 - 119 HAVERSTOCK HILL
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NEW LANDSCAPING TO EXISTING ROOF TERRACE NEW WINDOW TO EXISTING TERRACE RECREATION ROOM FLAT 29,119 HAVERSTOCK HILL, LONDON NW3 4RS

DESIGN AND ACCESS STATEMENT

This statement should be read alongside item 1416-0550: Context and Location Photographs, item 1416-0560: Context/Location Montage, and item 1416-0551: Terrace Screen Survey, Belsize Park Conservation Area.

INTRODUCTION

1. Flat 29 is in a 5 storey block of flats at 119 Haverstock Hill in the Belsize Park Conservation Area.
2. Flat 29 is a duplex apartment, on levels 4 and 5 of the block.
3. The upper level of Flat 29 comprises a Recreation Room and a roof terrace.
4. The Recreation Room presently has a metal and glass sliding doorset opening onto the terrace. The terrace presently contains concrete paviors and pebbles at terrace floor level, white painted brickwork on the inner parapet and other walls, potted plants and potted small trees and some outdoor furniture. The parapet wall height is 1100mm AFFL.
5. The terrace is flanked on its SW boundary by a white-painted slatted timber screen 2m high, installed by the immediate neighbour.

PROPOSAL.

The proposed works involve the following:

- the refurbishment and upgrade of the existing roof terrace from above the waterproofing layer up to parapet wall height (1100 AFFL), including new paving to the terrace floor, new slate and cedar facings to the inner parapet walls, and new low level green landscaping with trees and a water feature
- a new 2m high cedar and ivy faced privacy screen to the NW

- 1.95m high AFFL retractable vertically sliding clear glass windbreak screens to the SE
- a proprietary "Green Wall" to encourage bio-diversity
- an 760mm dp extension to an existing alcove inboard of the perimeter
- a cosmetic 2m high cedar screen adjacent to a neighbour's existing screen of similar ht to the SW
- a new window in the NW wall of the Recreation Room, inboard of the perimeter

PRINCIPLES

The work is intended to significantly improve the owners' amenity of the terrace. It will provide them with greater privacy from those resident at the top level of the block to the NW, no. 121 Haverstock Hill, and it will provide much improved shelter from the wind. The "green" landscaping and the likely consequent improvement in bio-diversity would further enhance this amenity, as would the introduction of new quality materials including cedar and slate. A more protected terrace should invite more organic life.

The neighbours on the upper floor of no. 121 Haverstock Hill would look across to a vastly improved "greener" roofscape and to a cedar and ivy-faced screen, compared with the almost character-less space it is at present. The distance between the two blocks varies from approx. 6.5m to the west and 9.4m to the east. Haverstock Hill would benefit from a visible increase in boundary planting.

The glass windbreak panels to Haverstock Hill slide on rails concealed entirely below parapet level. When the panels are down, nothing is visible above the parapet. The glass panels themselves are framed in powder-coated, slim aluminium sections, to match the existing windows, and their geometry is not dissimilar to that of the strip windows on the floors below.

We note that the only elements of the proposals visible to the public (apart from those resident on the top level of no. 121 Haverstock Hill) are the ivy and cedar-faced screen to the NW, and the retractable glass screens to the SE which would remain concealed, for use during periods of strong wind. The remaining elements of the works proposed are not visible from the street.

We note that those flats at 119 Haverstock Hill that have terraces have privacy screens that rise above parapet level. Following the attached report, "Terrace Screen Survey - Belsize Park Conservation Area", most of the visible timber terrace screens surveyed do not have ivy cover, and most, if not all of the visible glass screens surveyed, are permanently visible ie: they are not retractable.

MATERIALS AND SUSTAINABILITY

The works, we believe, would follow the best sustainability practice. Natural materials will be used wherever possible, and where appropriate, obtained from renewable sources.

ACCESS

The access to the building, to Flat 29 and its roof terrace will remain unchanged.