

## **Design and Access Statement for 75, Haverstock Hill, London NW3**

### **Use:**

75, Haverstock Hill is historically a 4 storey (including basement) terraced building with a shop to the ground floor and residential accommodation to the upper floors. Over the years the use has been changed to retail and office use.

Approval was granted under the recent planning approval 2014/5896/P to revert the upper floors back to residential use by way of a change of use application.

The proposals do not seek to vary the principle of this approval merely to add a modest mansard to the roof as such the focus of this application is for this element only as the lower floors remain as previously approved.

The road, Haverstock Hill, is diverse featuring residential, retail, office and restaurants etc and all dwellings in the block have residential accommodation to the upper floors.

### **Amount:**

The proposals seek to enlarge the intended top floor apartment from a one bedroom apartment into a two bed duplex apartment with additional external amenity space provided by way of a discrete roof terrace.

Currently the building has a gross internal area of 334.6m<sup>2</sup> over the 4 floors and under the previous approval 175.1m<sup>2</sup> will be converted to residential use

This application proposes an additional 45m<sup>2</sup> added by way of the mansard roof.

### **Layout:**

The proposals do not alter the approved layout beyond extending the stair case to the roof.

CPG1 has been consulted in terms of the roof terraces and the lower terraces previously approved.

The mansard proposal is not visible from the street and the height of the existing parapet is such that it limits overlooking and as such we believe should be acceptable.

The mansard roof has been designed in accordance CPG1 also being a traditional mansard set back behind from the parapet (both front and rear) and will be concealed from the road by setting back beyond the sight line from street level.

Further more a similar mansard has been approved in 2002 at 84, Haverstock Hill.



The design has created a scheme of high amenity with minimal alterations has no overlooking issues with the neighbouring properties as there are no alterations to the street scape proposed.

**Scale:**

The proposals match in scale that of the existing street being that there is no visible change.

**Appearance:**

There is no change to the street scene being as there are no alterations proposed to the front façade visible from the road.

**Access:**

No alterations to either vehicular or pedestrian access are proposed.

There is no parking provision within the site and it is not envisaged the changes will alter the on street parking need.

**Landscaping:**

The proposed terraces will provide amenity space not usually found in a city location.

