



135 Haverstock Hill, NW3

Design and Access Statement
18 03 16

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ARCHITECTS

Planning Report

135 Haverstock Hill London NW3 4RU

135 Haverstock Hill is a 7 storey building including an existing penthouse. The application relates to the penthouse flat which is over 2 storeys.

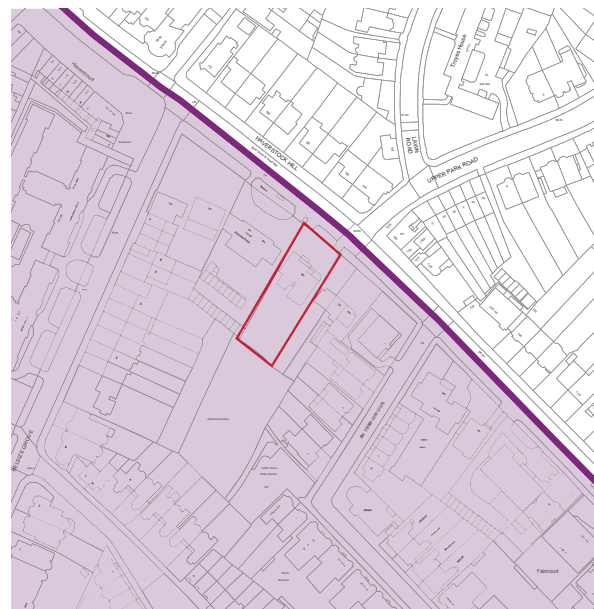
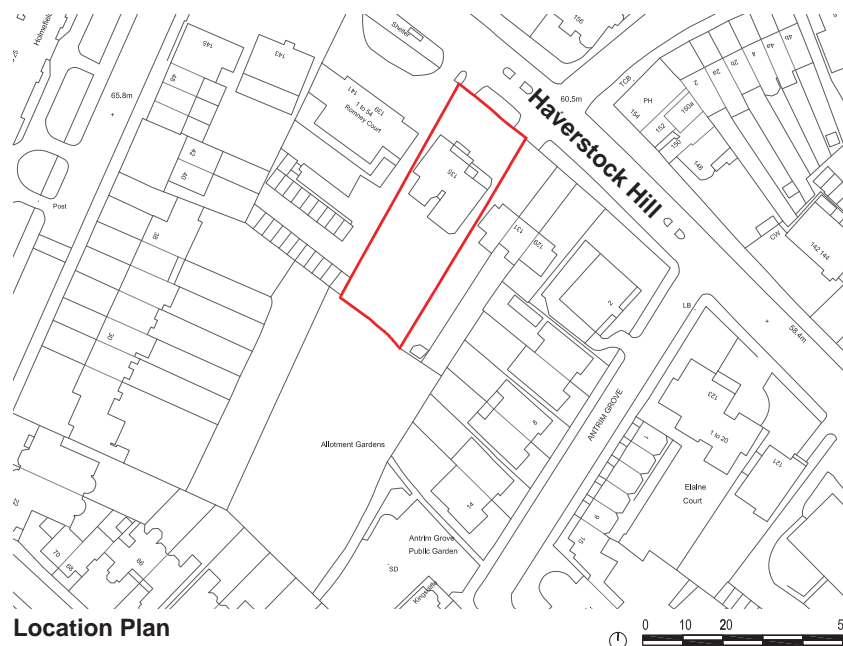
135 Haverstock Hill is not listed, however it is located on the edge of the Belsize Park Conservation Area.

The proposed extensions to the penthouse include:

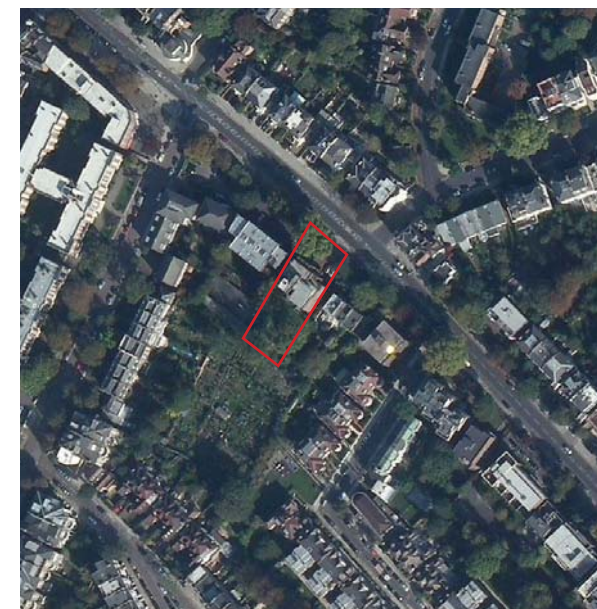
- Fifth floor extension over part of an existing balcony, which replicates the fenestration on the floors below
- Sixth floor extension over part of the existing roof terrace in a similar style to the existing 6th floor structure.
- Relocation of the air conditioning units

The following drawings are to be read in conjunction with the Design and Access Statement.

- HYA 15042 (P) 001 Existing Block Plan
- HYA 15042 (P) 002 Existing Fifth Floor Plan
- HYA 15042 (P) 003 Existing Sixth Floor Plan
- HYA 15042 (P) 004 Existing Roof Plan
- HYA 15042 (P) 005 Existing North East Elevation
- HYA 15042 (P) 006 Existing South West Elevation
- HYA 15042 (P) 007 Existing North West Elevation
- HYA 15042 (P) 008 Existing South East Elevation
- HYA 15042 (P) 009 Existing Section A-A
- HYA 15042 (P) 010 Existing Street Elevation
- HYA 15042 (P) 101 Proposed Block Plan
- HYA 15042 (P) 102 Proposed Fifth Floor Plan
- HYA 15042 (P) 103 Proposed Sixth Floor Plan
- HYA 15042 (P) 104 Proposed Roof Plan
- HYA 15042 (P) 105 Proposed North East Elevation
- HYA 15042 (P) 106 Proposed South West Elevation
- HYA 15042 (P) 107 Proposed North West Elevation
- HYA 15042 (P) 108 Proposed South East Elevation
- HYA 15042 (P) 109 Proposed Section A-A
- HYA 15042 (P) 110 Proposed Street Elevation



Map referenced from: www.camden.gov.uk



Site Boundary

Pre- Application Consultation

An application for pre-planning advice was submitted to Camden Council September 2015.

On the fifth floor, the proposed extension was to the master bedroom, the wall was brought forward to be in line with the existing building line. The fenestration on the proposed extension replicates the floors below on the main front elevation. A similar fifth floor design was approved in August 2005, however this was not built.

The sixth floor extension maximised the existing footprint of the terrace and sat in line with the existing parapet wall. The chimney was proposed to be removed. Various options were submitted in regards to the location of the proposed air conditioning units.

The number of bedrooms was not proposed to be increased

Camden Council produced a letter in response dated 5th November 2015 and they generally had no objection to the principle of the proposed fifth and sixth floor extension as long as the design follows the style of the existing. In regards to the fifth floor extension they thought the proposal would be an acceptable design as it is sympathetic to the building in terms of materials and fenestration pattern of the lower floors.

There were comments in regards to the design of the sixth floor extension in terms of the extension should be architecturally sympathetic to the age and character of the building and retain the overall integrity of the roof form. The extension should be subordinate to the host building.

It was also noted that the air conditioning units should be located on the rooftop and the existing chimney retained.

It was considered that the location of the host building and its relation with neighbouring building, the proposal is unlikely to raise any amenity concerns in terms of loss of light or outlook. In terms of privacy, the proposed openings are unlikely to provide any significant additional visibility in relation the existing openings and terrace and therefore overlooking is unlikely to be an area of concern.

Planning History

Approved planning applications which relate to the penthouse are listed below:

Erection of a single-storey rear extension at roof level of the block of flats to extend the existing plant room for storage and plant equipment *2005/3803/P approved 11-11-2005*

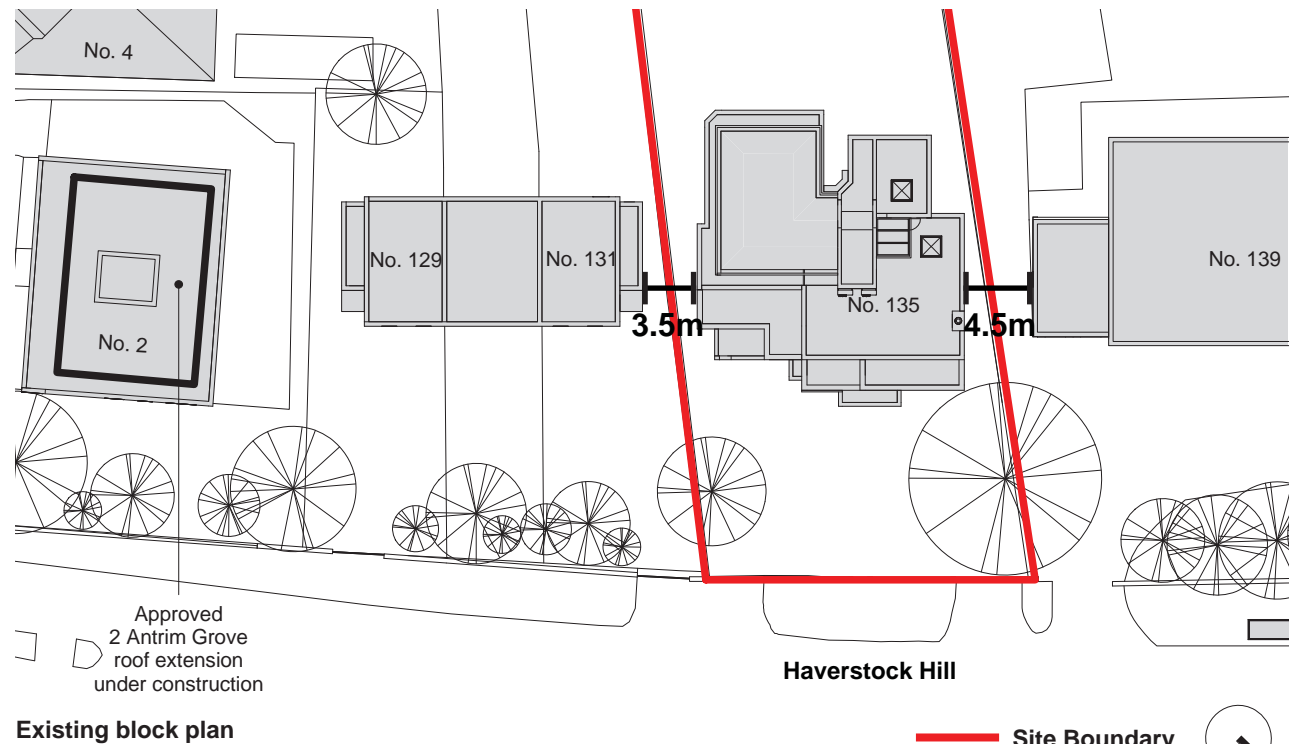
Erection of an extension at fifth floor level over an existing balcony to the front. *2005/2096/P approved 05-08-2005* (This was not built)

Replacement of existing roof level pergola with a glazed extension to provide additional accommodation for the top floor flat, as shown on drawing numbers; 01; 02; 03; 04; and 05. *PWX0202650 approved 27-01-2003*

Surrounding Context

135 Haverstock Hill built in 1985 is a detached red brick block of flats and has two detached buildings on either side. No. 139 Haverstock Hill, a 6 storey residential block of flats, and No. 131 Haverstock Hill, a 3 storey residential dwelling. The approximate distance between No. 131 and No. 135 is 3.5m and the approximate distance between No. 135 and No. 139 is 4.5m. No. 139 is situated on a higher section of Haverstock Hill and No. 131 is on a lower section.

2 Antrim Grove which is located on the corner of Haverstock Hill and Antrim Grove is a 6 storey detached block of flats that has had permission granted for a single storey roof extension and extension of lift shaft which is currently under construction. The new extension provides a 2-bedroom flat with a roof terrace enclosed by a glass balustrade (ref 2015/0310/P dated 8th April 2015).



Existing view of 2 Antrim Grove and 135 Haverstock Hill



Existing view of 135 Haverstock Hill



Existing view of 135 and 139 Haverstock Hill

Use

The existing penthouse is a three bedroom flat split over two floors, fifth and sixth floor. The bedrooms, living room and kitchen are located on the fifth floor. There is a study room at sixth floor level which is accessed via an internal staircase. There is an existing storage/plant room at the sixth floor level. A glazed structure leads out onto the terrace.

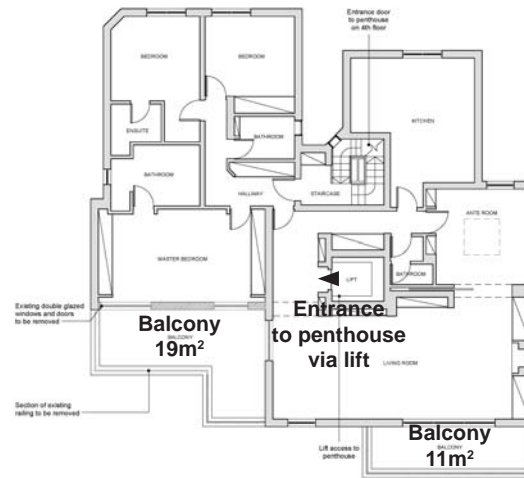
The proposed use will remain the same and the number of bedrooms will not change.

The increase in space for the fifth floor will remain as a master bedroom. The sixth floor extension is proposed to be used as an additional living room.

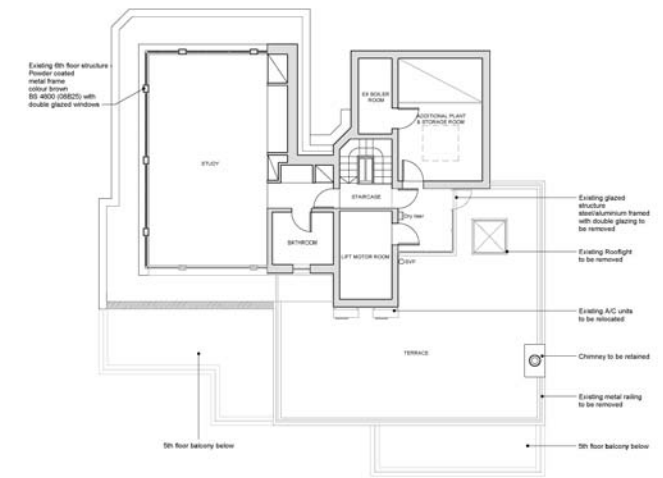
Amount

The existing area of the flat is approximately 292m². The fifth floor has two existing balconies, one accessed from the living room and one accessed from the master bedroom with an approximate area of 11m² and 19m² respectively. The sixth floor has an existing terrace with an approximate area of 66m².

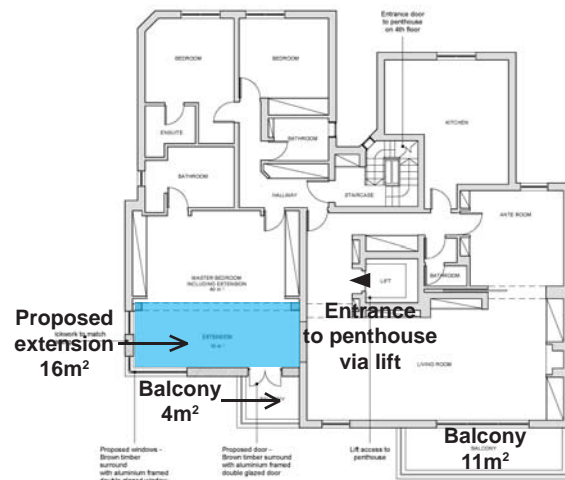
The proposed fifth and sixth floor extension will have an approximate area of 16m² and 80m² respectively. The proposed area of the flat including the fifth and sixth floor extension is approximately 388m². A terrace of approximately 8m² is proposed on the sixth floor. A balcony with an approximate area of 4m² on the fifth floor will be retained. The balcony accessed from the living room on the fifth floor will remain unaltered.



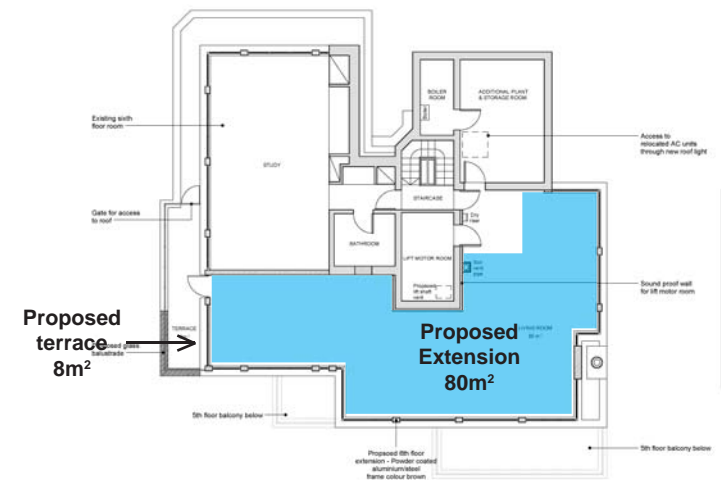
Existing 5th floor



Existing 6th floor



Proposed 5th floor



Proposed 6th floor

Proposed extension

Design/Layout

The design of the fifth floor extension will retain the same fenestration pattern as the floors below on the main (north east) elevation. New windows are proposed on the south east elevation and the size is similar to the existing windows on the same elevation. The fifth floor extension will create a better sized master bedroom.

The existing sixth floor room was granted permission in 2003 and 6th floor plant room in 2005. They are not an original feature of the existing building. The proposed sixth floor extension will be in a similar style to the existing sixth floor room.

The proposed extension will be sat in line with the existing parapet wall. This was the advice from a Structural Engineer to create structural stability for the extension.

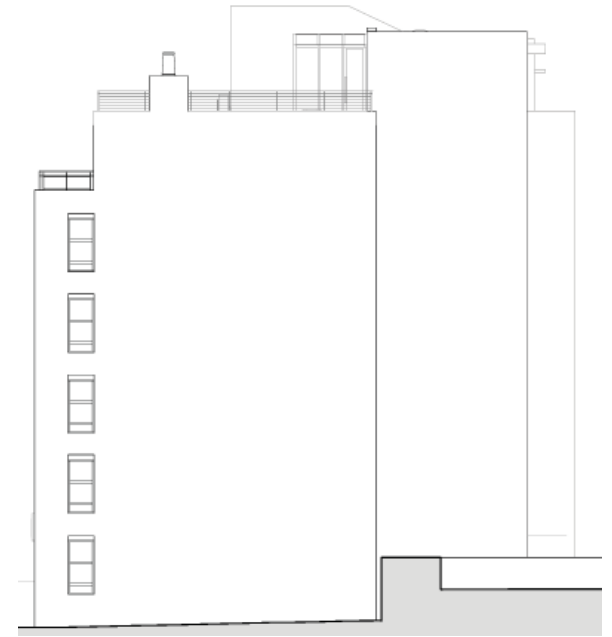
The proposed sixth floor extension will be have double glazed windows and the structure will be cladded in powder coated aluminium/steel.



Existing 6th floor extension



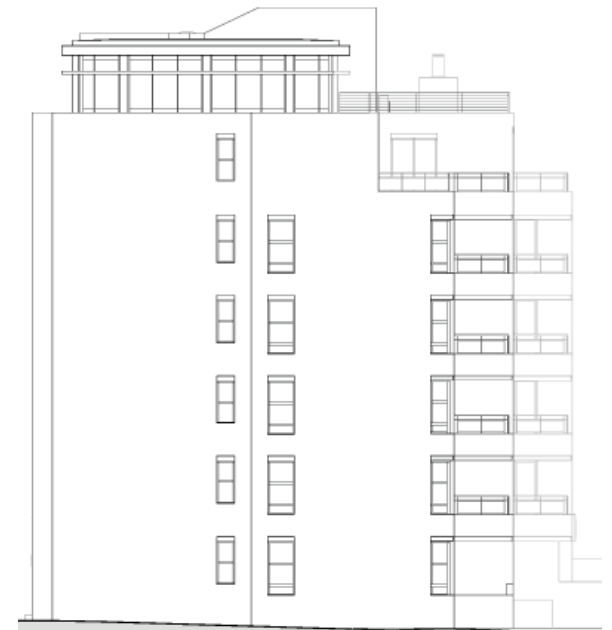
Existing North East Elevation



Existing North West Elevation



Existing South West Elevation



Existing South East Elevation



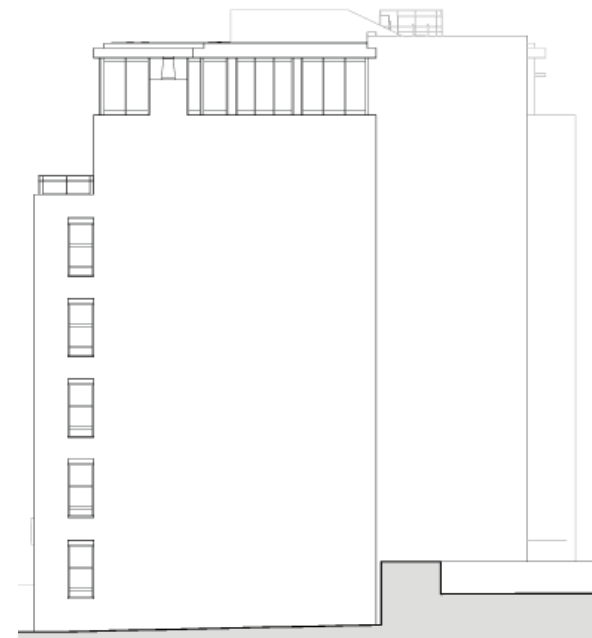
Existing 6th floor extension



Existing 6th floor glazed structure to be removed



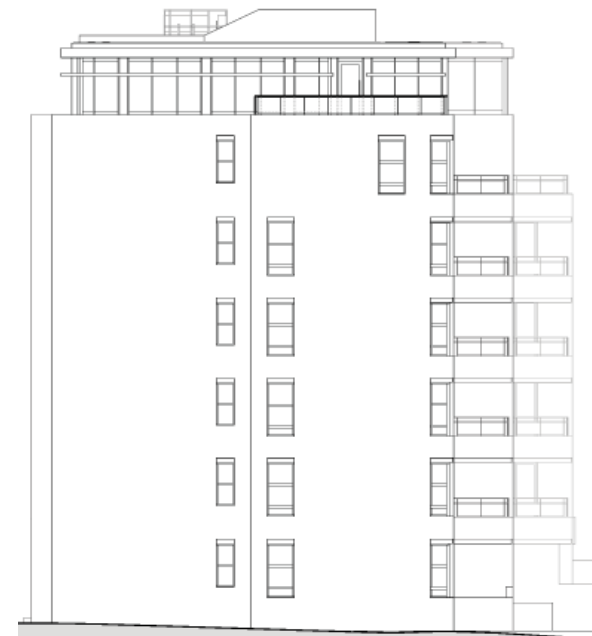
Proposed North East Elevation



Proposed North West Elevation



Proposed South West Elevation



Proposed South East Elevation

The existing air conditioning units located on the North East face wall of the lift motor room will be relocated on top of the lift shaft/staircase core. They will be accessible through the roof light above the additional plant & storage room and will have a safety rail around.

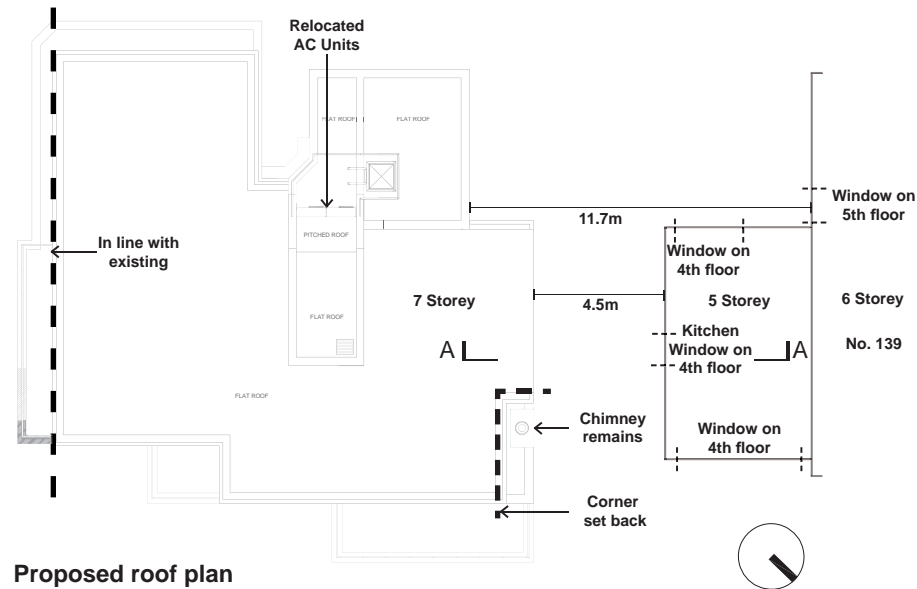
The existing chimney located in the north corner of rooftop will be retained and the proposed extension will be set back at this corner.

Proposed section A-A shows the impact on the outlook from the neighbouring property, 139 Haverstock Hill. The windows on the facing elevation of 139 Haverstock Hill are kitchen windows therefore the proposal is unlikely to raise any amenity concerns in terms of loss of light or outlook.

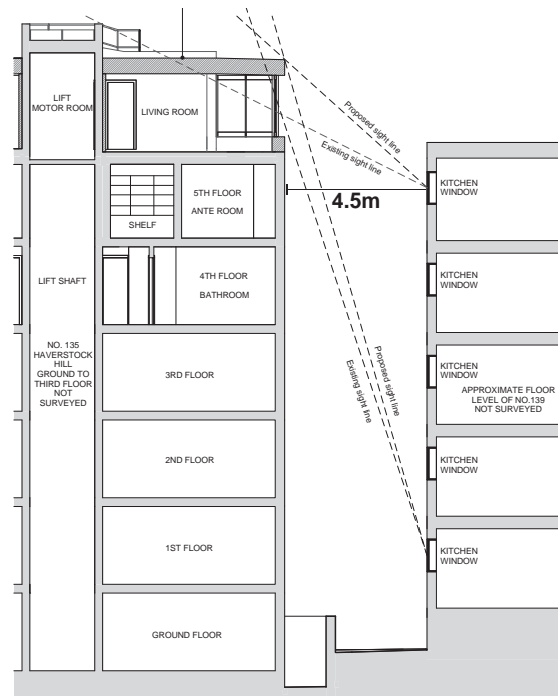
In terms of privacy, the proposed design is unlikely to provide any significant additional visibility in relation the existing openings and terrace and therefore overlooking is unlikely to be an area of concern.



Existing 6th floor terrace showing air conditioning units



Proposed roof plan



Proposed Section A-A

Scale

The scale of the proposed extensions are subordinate to the host building.

The height of the fifth floor extension will match the height of the existing sixth floor parapet wall.

The height of the sixth floor extension will match the height of the existing study room.

The lift only serves the fifth floor and the shaft is not proposed to be extended. It will remain as existing.

The fifth and sixth floor extensions are comparable in scale to other approved extensions in the surrounding context.



Photographs were taken looking the views looking north west and south east along Haverstock Hill and we can see the trees along Haverstock Hill obscure 135 Haverstock Hill, therefore will obscure the proposed 5th and 6th floor extensions.



Views looking north west up Haverstock Hill during summer months



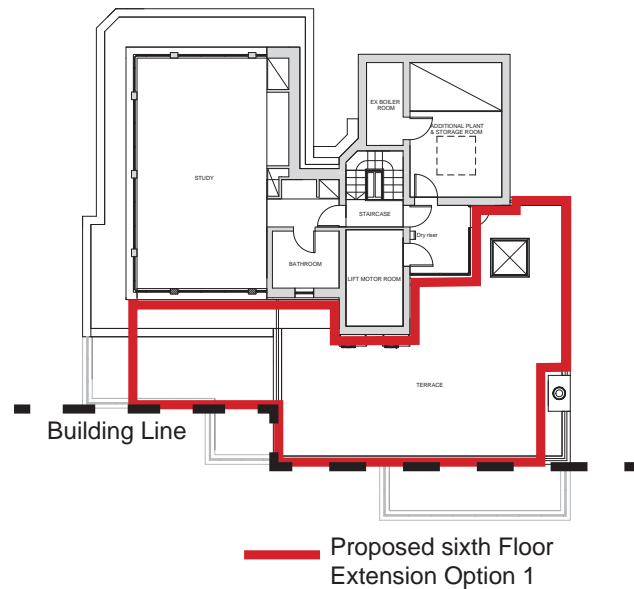
Views looking south east down Haverstock Hill during summer months



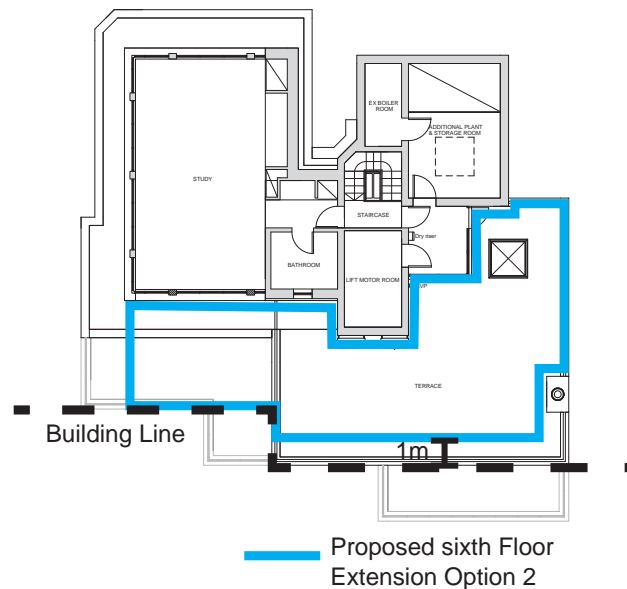
A comparative visual study was undertaken for the pre application showing variations of the extension. This was done when the trees were not in full bloom and the variations included setting back the extension from the parapet wall to see the impact on the views along Haverstock Hill. From the study there is very minimal differences between the options and we have proposed to set back the corner by the chimney to reduce the impact at this point.

These show that the proposed extension does not have a detrimental effect on the views along Haverstock Hill and the proposed extension is subordinate to the host building.

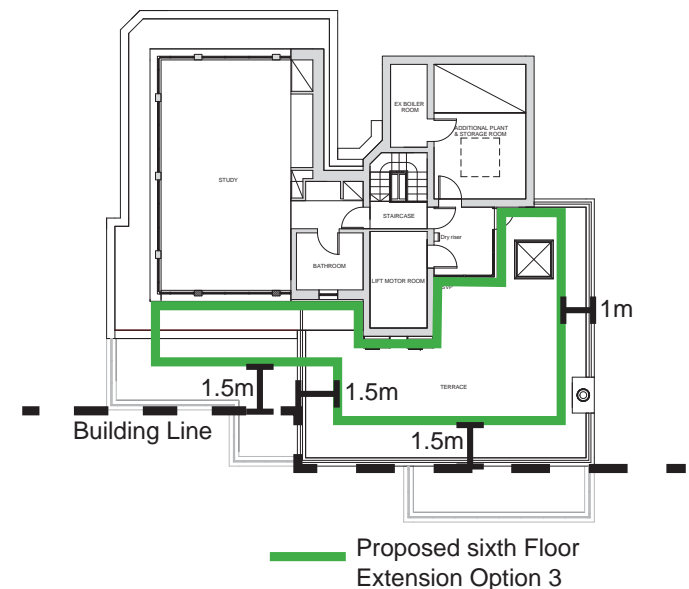
Option 3 also is not viable as will result in an unusable space by the existing study.



Option 1 - Penthouse extension on edge of parapet wall set back by the existing chimney - Planning submitted option



Option 2 - Penthouse extension partially set back



Option 3 - Penthouse extension set back from parapet wall

Please note the 5th floor extension is shown the same on all three options

Existing



Existing view looking North West up Haverstock Hill



Existing view looking North West up Haverstock Hill



Existing view looking South East down Haverstock Hill

Option 1 - Penthouse extension on edge of parapet wall set back by the existing chimney - Planning submitted option



Proposed view looking North West up Haverstock Hill



Proposed view looking North West up Haverstock Hill



Proposed view looking South East down Haverstock Hill

Option 2 - Penthouse extension partially set back



Proposed view looking North West up Haverstock Hill



Proposed view looking North West up Haverstock Hill



Proposed view looking South East down Haverstock Hill

Option 3 - Penthouse extension set back from parapet wall



Proposed view looking North West up Haverstock Hill



Proposed view looking North West up Haverstock Hill



Proposed view looking South East down Haverstock Hill

Materials

The existing palette of materials for the fifth floor consists of brick, aluminium framed doubled glazed windows and aluminium frame double glazed door. The existing sixth floor study room is a glazed structure with doubled glazed windows and steel/aluminium cladding.

The storage plant room is built from brick similar to existing.

The proposed materials for the fifth floor extension will include brickwork to match existing and the proposed aluminium framed doubled glazed windows and door will match the existing on the same elevation in size and style.

The sixth floor extension will be constructed from double glazed aluminium framed windows and doors. The structure will be powder coated steel/aluminium cladding and the colour is to match existing structure of the study room.

Glass railings are proposed around the sixth floor terrace.

Access

There will be no change to the access of 135 Haverstock Hill, it will remain as existing.



Example of 5th floor aluminium frame double glazed windows and existing brickwork to match existing



Example of 5th floor aluminium frame double glazed door, size and style to match existing



Example of 6th floor double glazed windows and powder coated metal frame colour brown BS 4800 (08B25). The colour of the proposed 6th floor extension will match existing.