

Design and Access Statement:

Second Floor Alterations to Family Dwelling:

The Coach House, 102 Haverstock Hill, London NW3 2BD

Document Ref: 166-D01-160330- Design and Access Statement

March 2016



Fig. 1 Front Elevation.

Project Details:

Site Address:

The Coach House, 102 Haverstock Hill, London NW3 2BD

Applicant:

Mr & Mrs Duffy
The Coach House,
102 Haverstock Hill,
London
NW3 2BD

Agent:

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This document is to be read in conjunction with the following drawings and documents submitted as part of the application.

MSA Drawings:

166-100	Location Plan	1:1250	A3
166-101	Existing Site Plan	1:100	A1
166-111	Proposed Site Plan	1:100	A1
166-202	Existing Second Floor Plan	1:50	A1
166-203	Existing Roof Plan	1:50	A1
166-212	Proposed Second Floor Plan	1:50	A1
166-213	Proposed Roof Plan	1:50	A1
166-400	Existing Front Elevation	1:50	A1
166-401	Existing Rear Elevation	1:50	A1
166-410	Proposed Front Elevation	1:50	A1
166-411	Proposed Rear Elevation	1:50	A1

Contents

1.0	Introduction.....	4
2.0	The Design Process.....	5
	Assessment.....	5
3.	Design.....	8
	Introduction.....	8
	Use.....	8
	Amount of Development.....	8
	Site Layout.....	9
	Scale.....	9
	Landscaping.....	9
	Appearance.....	9
	Environmental.....	10
4.	Access.....	10
	Site Access.....	10
	Transport and Parking.....	11
5.	Appendix.....	12

1.0 Introduction

This Design and Access Statement sets out details of proposed internal alterations to the second floor and the front and rear elevation to The Coach House, 102 Haverstock Hill, London NW3 2BD.

The submission proposes the addition of a new window to the front and back bedrooms on the second floor and divide the rear bedroom to create two rooms.

The building is a 3 storey dwelling house constructed in 1991 with alterations in 2012 completed under planning consent **2012/4134/P**.

The format of the report is in line with suggested structure set out by the Design Council-CABE in their document: Design an Access Statements: How to write read and use them (first published in 2006).

2.0 The Design Process

Assessment

- The Site and Context



Fig. 2 Aerial view of site- Building highlighted in red circle. Copyright Google Maps. Not to Scale.

Located on the north side of Haverstock Hill, The Coach House No.102 Haverstock Hill was built in 1991 on a plot of land which was originally a part of the adjoining property 102 Haverstock Hill, a semi-detached Victorian property. The building is rendered brick to the front elevation and new London stock brick with a pitched slate roof and a flat roof ground floor projection at the rear

The property lies within the Park Hill Conservation Area.



Fig. 3 Site Location Map (Not to scale)

- Physical

The site is defined by its location next to the busy road of Haverstock Hill. The building sits opposite to a public house. The house is well set back from the road by a driveway and the ground floor sits lower than street level. The building is not visible from the sightlines when viewed up or down Haverstock Hill. The driveway is shared by the adjoining property No.102. The front of the house is partially obscured by a birch. The dwelling has been designed in the 1990's as a stand-alone dwelling both in terms of architectural style and form. This is somewhat different to the adjacent addition to 104 that is clearly connected to the main building and shares the same architectural typology and vintage as the main building.

The front elevation is fully rendered and painted.



Fig. 4 Front Elevation of The Coach House No.102 Haverstock Hill. Image Copyright Google Streetview

At the rear of the property the house sits sandwiched between the flank party walls. The first and second floors are set to line though with the adjacent dwelling to the north. At the ground floor level the footprint extends further out and remains flanked between the adjacent gardens walls.

An existing lower ground floor extension opens on to a low level patio with steps up to the raised garden area beyond.



Fig. 5 Rear Elevation

- Social and Economic

The area is characterised by its majority of residential properties. There is a parade of shops opposite the building and it is a short distance from the larger facilities provided in Belsize Park and Chalk farm.

- Sustainable Development

The continued use of the buildings as a residential property represents a sustainable use. The building is located within a sustainable location with public transport routes in close proximity. The new built elements will be more energy and thermally efficient and fully compliant with building regulations.

- Planning Policy

We have reviewed local and national policy and we believe that we have developed a sensitive design that, within the constraints of the site, is compliant with local authority design guidance set out in CPG1 (Camden Planning Guidance-Design).

3. Design

Introduction

The scheme will improve the internal quality of space on the second floor with the increase of natural day light and views out, as well as improve the use of space suitable for the growing family.

The front and rear elevations will have an additional window to the second floor. Realigning the windows will rebalance the elevation. On the front elevation new window will match the painted timber one in place, and the rear elevations will have new dormer windows to replace the existing.

Internally a partition wall will be erected in the rear bedroom which creates two bedrooms suitable for children with space for a single bed, desk, storage and room to play. There are a small number of other internal non-planning related changes including reorienting the bathroom.

This application follows the recent application for an extension at roof level to form an additional floor to facilitate the space required for the applicants growing family (Application Ref: 2015/6100/P). This was refused on the basis of the new roof being visually dominant and not in-keeping with the appearance of the general street scheme stated in the decision notice.

Following this we have discussed our current proposed alterations with the case officer and she has indicated that the arrangement is something that would likely be supported and arguably could be carried out under the permitted development rights afforded to the property.

Use

- Justification of land use policy

The use of land will continue as existing.

- Explanation of use

The use of the property The Coach House No.102 is a single family dwelling house.

Ground Floor: There are no alterations to the ground floor.

First Floor: There are no alterations to the first floor.

Second Floor: There are currently single windows positioned centrally on both the front and rear elevations on the second floor. We are introducing an additional window to both sides. The bathroom will have minor layout alterations that do not have a material impact from a planning perspective.

Roof: The roof will have minor modifications including gutter adjustments to cater for the new dormer roof.

Amount of Development

- Planned development in response to site constraints

The proposal works within the constraints of the site and maintains the massing of the Coach House. These alterations allow us to make internal alterations to provide more bedrooms for the applicants growing family while entirely responding to the concerns set out in the recent planning application 2015/6100/P.

- Floor areas

The site and internal floor areas are unaffected.

- Occupancy

The proposed development will not change the occupancy from the existing.

Site Layout

- Position and Orientation

The house is orientated front to back on a south-west, north-east axis. The house, garden and all habitable rooms will benefit from acceptable levels of daylight. The new arrangements will in no way affect the neighbouring properties from an overlooking or daylight perspective as the massing of the property is not altered.

- Safer places

The site provides good safety in terms of access. The site is well set back from the road and clearly delineated from the pavement and road beyond. Security of the house will generally be unchanged.

Scale

- Relationship to existing buildings and context

The alterations will not adversely affect the building context.

- Building Volume and Massing

The front elevation and rear elevations have only minor modification to the fenestrations, no alterations to the overall scale or massing of the building will occur.

- Character and detail

The character and detail of the property will be maintained and the materials either the same or in keeping with the existing and conservation area.

Landscaping

There will be no proposed change to the landscaping.

Appearance

- Design rationale

The design rationale is to improve the habitability of the property and provide new spaces through simple rearrangement of space and increasing the amount of natural light.

- Materials

The proposed external materials will all be in keeping with the existing appearance of the building.

Environmental

- Environmental quality and Sustainability

New elements of the proposal will be fully compliant with building regulations and the house will have an overall improvement in terms of its environmental standard.

The external soft landscaping and garden will not be affected by the design changes in any way.

4. Access

Site Access

- Design considerations and responses

Access to the site and within the building remains as per existing.

- Visibility and Entrances

Vehicle and pedestrian visibility and access will remain unchanged.

- Public and Private Spaces

The current arrangement will remain unchanged. The site boundary is clearly defined to the street frontage with the public pedestrian highway by means of a brick wall. The access to the forecourt is without a gate and as such the forecourt remains non-defensible private space that any member of the public can access.

There is no public access to the rear of the site other than from within the house and the rear garden is securely protected by means of the high brick perimeter wall.

- Means of escape.

The means of escape will comply with the building regulations.

- Emergency services

Emergency services and provision will be maintained as existing

- Waste

Waste disposal areas will remain as existing, with accessible bin storage to the front of the property.

Transport and Parking

- Assessment and impact

The site is located in an area that is highly accessible to public transport and it is anticipated that this will facilitate good access to and from the site within the broader context.

- Controlled parking.

The site benefits from existing forecourt arrangement that will allow for off-street parking shared for up to two cars. This forecourt is shared with No.102.

- Pedestrian and cycle access

The pedestrian and cycle access will remain as existing.

5. Appendix

- Reduced copy of Submitted MSA Drawings:
 - 166-100 Location Plan
 - 166-101 Existing Site Plan
 - 166-111 Proposed Site Plan
 - 166-202 Existing Second Floor Plan
 - 166-203 Existing Roof Plan
 - 166-212 Proposed Second Floor Plan
 - 166-213 Proposed Roof Plan
 - 166-400 Existing Front Elevation
 - 166-401 Existing Rear Elevation
 - 166-410 Proposed Front Elevation
 - 166-411 Proposed Rear Elevation