

**RE: NEW PLANNING APPLICATION (REF: PP-04853727)
ADDRESS: 76 HAVERSTOCK HILL, LONDON NW3 2BE
PROPOSAL: CONVERSION OF EXISTING DWELLING
& REAR SECTION OF THE GROUND FLOOR A2 UNIT
INTO 3 SELF-CONTAINED TWO BEDROOM FLATS AND 1 MAISONETTE**

DESIGN AND ACCESS STATEMENT

Introduction

This Design and Access Statement has been prepared on behalf of the applicant Adam Andrews. It accompanies an application for full planning permission to reconfigure the existing building internally and to erect a part single, part three-storey rear extension with a new mansard roof to match the adjacent properties.

This development proposes to subdivide the existing three-storey single-dwelling above the ground floor / basement A2 unit and rear a section of the ground floor A2 unit to create a one-bedroom flat at the rear of the ground floor, a two-bedroom flat at first floor, a two bedroom flat at second floor and a two-bedroom maisonette at third floor and new mansard roof levels.

This statement describes the evolution of the proposal and the rationale behind its design. It should be read in conjunction with the application drawings.

Context

76 Haverstock Hill is located in Camden, London NW3. The site lies 0.3 miles from Chalk Farm Underground Station and 0.7 miles from Belsize Park Underground Station, as illustrated on the Site Location Plan (Drawing 513-PA.01). It is not a listed building but does lie within the Parkhill and Upper Park Conservation Area, and is listed as a making a positive contribution to the Conservation Area.

The Conservation Area Appraisal and Management Strategy identifies Haverstock Hill as being an ancient route leading from central London via Chalk Farm and Camden to Hampstead. The road is now known as having a busy urban nature with quiet residential streets branching from it.

No.76 resides amongst the stretch of properties fronting Haverstock Hill from the Seventh Day Adventist Church to Belsize Park Station, and is of Italianate style dating from 1877. Number 76 lies amongst the block from Nos. 72-92 that have projecting shop fronts.

Photos of the existing site are included as part of the application documents. (Please see drawing 513-PA.02). A site map is also included (513-PA.01) as well as an existing block plan. (513-PA.03)

The Site

The existing property is five-storey terraced premises (including basement) with an existing A2 unit on ground floor and basement levels. There is a separate door to the residential above, which is to the left of the A2 unit's entrance.

The building itself (a terrace) is constructed in yellow stock brick with natural slate tiled roof and a traditional timber shopfront set forward of the main terrace. There is a garden to the rear consisting of a two-storey extension from the rear elevation, a small single storey building and a small curved lightwell to the basement.

The terraced properties on either side of the building are of the same construction, but also with each with the addition of a mansard roof. No.74 also has a three-storey rear extension that was granted planning permission in December 2002 (Ref: PEX0200559)

Accessibility

The site is approximately 0.3 miles from Chalk Farm Underground Station and 0.7 miles from Belsize Park Underground Station and has a bus stop servicing numerous routes directly outside. The site is situated within short distance of many transport links and residents will find it easy to travel to and from the site.

Use

The existing building is of mixed use with an A2 Unit at ground and basement level, with a three-storey single residential dwelling above, similar to the neighbouring properties and we do not wish to change this.

Amount

The application site comprises all five storeys of the property, from the A2 unit through to the residential floors above; with the removal of the existing rear extension and light well, and the erection of a new part one-storey / part three-storey rear extension to match No.74 and the installation of a mansard roof to match the neighbouring properties.

Layout

The proposal is to demolish the existing two-storey rear extension and separate single-storey addition and construct a new three-storey rear extension on the other side of the garden to share a party wall with No.74 and will match this extension in length and appearance.

This new extension will provide additional internal area to the ground, first and second floors, allowing them to be reconfigured to form a one-bedroom flat with garden at the rear of the ground floor, a two-bedroom flat with terrace at first floor and a two bedroom flat at second floor level.

A new mansard roof will create additional space and in combination with the third floor will allow for the creation of a two-bedroom maisonette with terrace at the rear.

The existing residential entrance and communal stair will be retained, with the new ground floor flat being accessed from the entrance hall.

Scale

The internal floor area of the existing property will increase by 68.7 sq.m. in total over the ground, first, second and mansard floors.

A total of three additional self-contained dwellings are proposed, this includes a mixture of unit sizes ranging from a one-bedroom flat to a two-bedroom maisonette.

The one-bedroom flat, first floor two-bedroom flat and two-bedroom maisonette all have private amenity space.

The units have been designed to meet with the Mayor's London Housing Design Guide dwelling space standards, the internal floor areas and flat types can be summarised as follows:

Unit 1 – One-Bedroom Flat

Category	London Housing Design Guide Minimum	Proposed
Single Storey 1b2p (sq.m.)	50.0	46.7
Clear opening width of doorway / Minimum Corridor width (mm)	775 1050	775 1050
Combined living / dining / kitchen space (sq.m.)	23.0	25.5
Minimum double bedroom (sq.m.)	12.0	12.6
Bathrooms for 2 persons	1	1
Storage Space for 2 persons (sq.m.)	1.5	1.5
Private Open Space for 1 person (sq.m.)	5.0	14.3

Unit 2 – Two Bedroom Flat

Category	London Housing Design Guide Minimum	Proposed
Single Storey 2b 3p Dwelling (sq.m.)	61.0	63.9
Clear opening width of doorway / Minimum Corridor width (mm)	775 1050	775 1050
Combined living / dining / kitchen space (sq.m.)	25.0	25.2
Minimum single bedroom (sq.m.)	8.0	11.5
Minimum double bedroom (sq.m.)	12.0	13.0
Bathrooms for 3 persons	1	1
Storage Space for 3 persons (sq.m.)	2.0	2.0
Private Open Space for 3 persons (sq.m.)	6.0	7.1

Unit 3 – Two Bedroom Flat

Category	London Housing Design Guide Minimum	Proposed
Single Storey 2b 3p Dwelling (sq.m.)	61.0	63.9
Clear opening width of doorway / Minimum Corridor width (mm)	775 1050	775 1050
Combined living / dining / kitchen space (sq.m.)	25.0	25.2

Minimum single bedroom (sq.m.)	8.0	11.5
Minimum double bedroom (sq.m.)	12.0	13.0
Bathrooms for 3 persons	1	1
Storage Space for 3 persons (sq.m.)	2.0	2.0
Private Open Space for 3 persons (sq.m.)	6.0	0.0

Unit 4 – Two Bedroom Maisonette

Category	London Housing Design Guide Minimum	Proposed
Two Storey 2b 4p Dwelling (sq.m.)	83	96.0
Clear opening width of doorway / Minimum Corridor width (mm)	775 1050	775 1050
Combined living / dining / kitchen space (sq.m.)	27.0	37.2
Minimum double bedroom (sq.m.)	12	12.0
Bathrooms for 4 persons	1	2
Storage Space for 4 persons (sq.m.)	2.5	2.8
Private Open Space for 4 persons (sq.m.)	7	10.7

Appearance

The proposed additions to the property comprise an extension to the rear of the site on the ground to second floors, and a new mansard roof.

This proposed extension is attached to the main bulk of the building and ends to meet the rear elevation of the extension to the neighbouring property No.74. The proposed extension terminates at second floor level so that it is clearly subordinate to the host building by stopping at the existing penultimate floor level.

A new mansard is also proposed with the rear elevation in-filled to replicate the properties either side. The mansard will be constructed with natural slate tiles to match the existing mansards and pitched roofs.

We propose that the bricks to the existing two-storey rear extension and single-storey outhouse, which we propose to demolished, are retained and used to construct the new extension, so that it is identical to the main building in both stock and bonding. The proposed new windows / external doors will be timber framed and finished in white to match the existing windows.

The existing timber shopfront and residential entrance will be retained, and painted dark grey, RAL to be confirmed.

This rear extension will not be visible from the streets surrounding the site and will have no visual impact on the street scene or streetscape.

Generally the rear elevations to the surrounding terrace along this section of Haverstock Hill have previously been altered and extended and have mansard roof additions. Of the immediate 10 similar properties, 6 have rear extensions and 6 have mansards added.

Access

The site is well served by public transport and is within easy walking distance of Chalk Farm and Belsize Park Underground Stations and numerous bus routes.

The existing constraints of the site are such that level access to the property and upper floors is not possible due to the hill incline and existing threshold, and there is no opportunity to provide a lift within this traditionally constructed building. There are no current facilities for disabled access on site and the existing arrangement and requirement to retain the existing façade makes physical alterations impossible to achieve full compliance with the Disability Discrimination Act. The existing staircases are not of sufficient width to provide a chairlift arrangement without adversely affecting means of escape.

Landscaping / Amenity Space

Three out of four of the proposed residential units has access to private space.

The one-bedroom ground floor flat has a 14.3 sq.m. private garden at the rear. The first floor two-bedroom flat has a 7.1 sq.m. terrace and the two-bedroom maisonette has a 10.7 sq.m. terrace at the rear.

Refuse & Cycle Storage

Residential developments of 6 dwellings or fewer are usually serviced by a kerbside waste and recyclables collection.

There is a specification within each proposed dwelling for a 55 litre recycling box as specified in Camden Council's Planning Guidance Waste and Recycling Storage, and a 7 litre organic waste kitchen caddy.

The ground floor plan shows the provision for cycle storage, which has been calculated in line with the London Borough of Camden's requirements. Seven cycle spaces are provided, one space for the one bedroom flat and two spaces for each of the other units.

No car parking spaces are required or provided for.

Lifetime Homes Assessment

The table below illustrates how the proposed flats meet the lifetime home criteria;

Criteria	Pass / Fail	Comments
1. Car parking width	NA	The site is situated in an accessible location close to public transport facilities. Chalk Farm Underground Station is located within 0.5 miles of the site. A Bus stop is located in front of the site, providing linkages to the wider transport network. For this reason, no car parking is proposed as part of the application.
2. Approach from car parking	NA	For the reasons outlined above, no car parking is proposed as part of the development.
3. Approach gradients	Fail	The site is located within a Conservation Area and so the importance of preserving the existing character of the building and the area is essential

		to the application. At present the site has a stepped entrance due to the incline of the hill – a characteristic of many buildings within this Conservation Area. For this reason, it is not possible to enable completely level access to the building from the street.
4. Entrances	Fail	Issues of level access are outlined above. The main dwelling entrance is covered and has an effective clear opening width with nibs as specified in the Lifetime Homes Criteria. Entrances are safe and well lit.
5. Communal stairs and lifts	Fail	The proposal is for the conversion of an existing building and the existing stair is to be retained, but there is a continual handrail to one side of the stair. Due to the character of the building, there is no existing lift and none proposed.
6. Doorways and hallways	Pass	All doors and hallways are fully compliant
7. Circulation space	Pass	Room dimensions throughout the proposed dwellings are generous and it is anticipated that there would be adequate space for turning, as outlined within the guidance. No lift is provided.
8. Living room	Pass	A living room (or convertible room) is provided on the entrance level of each dwelling.
9. Entrance level bed space	Pass	All units have either a bedroom or space that can be temporarily converted at entrance level.
10. Entrance level wc and shower	Pass	WCs are provided in the entrance level of each of the proposed dwellings.
11. Bathroom and wc walls	Pass	Wall reinforcements will be located between 300mm and 1500mm from the floor to allow for adaptations, such as handrails.
12. Stair lift / through floor lift	Fail	The majority of the units are single-storey. Because of the confines of the existing site, the landing area is considered to be of an inadequate size for the provision of a stair lift. Please consider the issues raised in 3) and 7).
13. Tracking hoist route	Pass	Reasonable clear routes are available between main bedrooms, bathrooms and en-suites
14. Bathroom layout	Pass	All bathrooms are laid out for ease of access and use.
15. Window specification	Pass	Windows are fully compliant
16. Control, fixtures and fittings	Pass	The fit out of the building will involve the installation of new switches and controls which will be installed to comply with the requirements (450 – 1200mm height from FFL)