



DESIGN & ACCESS STATEMENT

150 Haverstock Hill
NW3 2AY

18 March 2016

To be read in conjunction with Architects drawings:
HH14 10A Site Location Plan,
HH14 01A Existing Plan, Elevation and Sections,
HH14 06B Proposed Plans, Elevation and Sections.

The scheme involves extending and converting the existing single storey hairdressing salon into a house arranged over two floors with reception, kitchen/dining at ground level, and two bedrooms and a roof terrace at first floor level.

The building presently comprises a floor area of 42M² (GIA). An area of 4.2M² at the front of the site is to be demolished and a first floor extension amounting to 28.4M² added. A roof terrace of 8.2M² is to be added to the rear of the extension, enclosed by 1.6M high opaque glass screens.

The existing walls and floor structure will be largely retained but extended upwards and set back from the pavement. The building is an adaption of the existing structure, but set back behind a boundary wall. This will allow some views of the listed 19th century house adjoining the site that are presently obstructed by the existing building.

No car parking spaces will be provided because the site is well served by public transport: The London Underground station at Belsize Park on the Northern line is nearby, and bus routes: 168, C11 and N5 have stops on Haverstock Hill close to the site. Spaces for secure bicycle parking will be provided at the front of the house behind the new boundary wall.

The entrance is accessed via a small terrace that affords a buffer area from the pavement and provides space for bicycle parking, re-cycling and non-recyclable rubbish (via 140 litre standard bins). A new front boundary wall also provides a planting channel for flowers and other plants which can be viewed from inside the house as well as the street.



The entrance to the house will be illuminated as recommended by Lifetime Homes standards and the building will have a level access over the threshold. Weather protection at the entrance will be provided by the glazed canopy over the doorway and the flank wall. The principal living space is at entrance level.

There is a WC at entrance level, and bathroom walls will all be adaptable for firm fixings to support future adaptations such as grab rails.

Windows allow views out when seated and will have easily accessible window handle heights.

The roof will have green sedum covering, and a plateau rooflight above the staircase will provide additional daylight to the centre of the house. A rooflight at the rear will provide daylight to the kitchen area at the back of the property.



The Site is located within **The Parkhill and Upper Park Conservation Area**. The area is defined by the busy urban nature of Haverstock Hill which is part of the nineteenth century London suburb of Belsize.

The area features a variety of building types from Italianate Victorian semi-detached houses to modern movement and contemporary insertions.

The walls in the Conservation Area are predominantly in yellow stock bricks with stucco and stone details.

These elevation studies show the frontage arranged in brickwork with stone details behind a stucco boundary wall, that matches that of the adjoining 148 Haverstock Hill (an early 19th century grade two listed building). Window frames and doors are of timber, and a glazed canopy shelters the front door.



Elevation studies



Parkhill and Upper Park Conservation Area

The new house responds to its surroundings by enhancing the street scene and filling the untidy gap caused by the relatively unsympathetic frontage of the hairdressing salon.

The building is visually tied into the structures on both sides by the alignment of window openings, copings and other features so that the new building better fits the Site.

The scale, massing and material treatment will enrich the setting and improve the location.