

JOSEPH INTERIORS
LIGHTING & DESIGN

Ground Floor Office
33 Belsize Lane
London NW3 5AS

07733 323494
design@josephinteriors.co.uk
www.josephinteriors.co.uk



Ref: Pp-05753979

DESIGN & ACCESS STATEMENT

Flats 1 & 2,

63-65 Haverstock Hill, Belsize Park, NW3 4SL

Re-instatement of a 5 bedroom unit into original two, three
bedroom flats:

Site description:

Five bedroom unit located on the ground and part first floor of an Italianate villa (65) and the modern Chandos court (63) attached. The site is on the west side of Haverstock Hill, north of the intersection with the Eton Road. The property is located within the Eton conservation area but is not listed.



Proposal

The proposal is for subdivision of ground and 1st floor 5 bedroom unit into two 3 bedroom flats, 2 rear single storey extensions and two front porch extensions.

The property was originally two flats as shown in the original lease. We were then informed both flats 1 and 2 were purchased by the same person, who at some point in the past divided them into 3 flats, with the 1st floor space being used as a studio flat. Explaining why there is a door to the communal hallway from the first floor. He then had the architect Ted Levy re-design the interior and used both flats as one unit. There is no record, with the post office or the council, of the units ever being used as one. The flats have always been considered two flats, 1 and 2 and are still registered as flats 1 and 2.

The proposed units are:

Unit 1: Layout- 1x 3 bed flat (98.5 sqm) - 4 person over 2 floors

Unit 2: Layout- 1x 3 bed flat (105 sqm) - 6 person over single floor



Design

Front Extensions

Two front porch's which are designed as small entrance lobbies for the both flats.

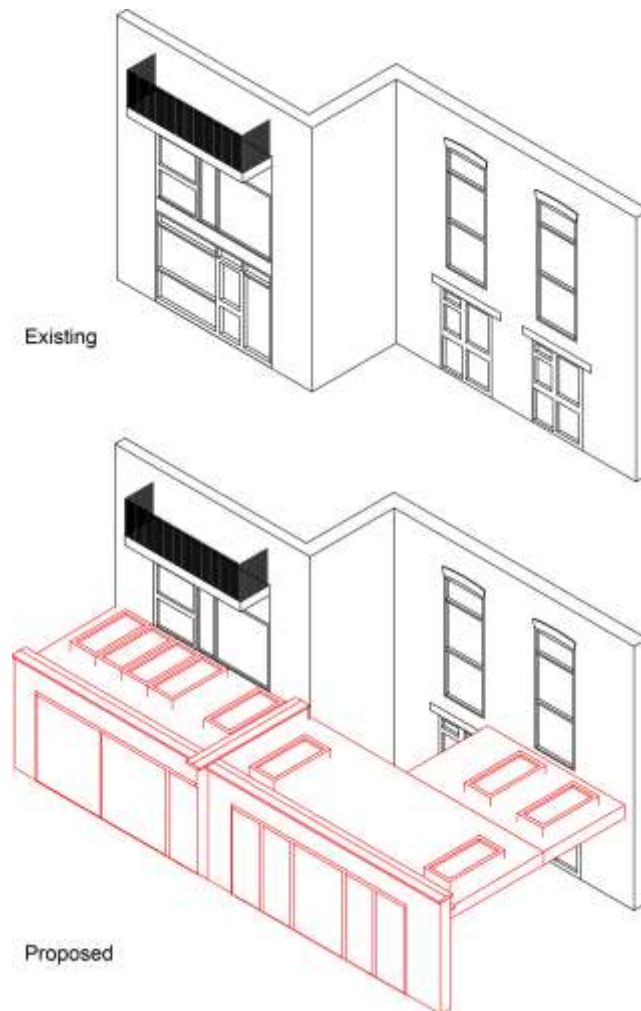
The new front extension that leads to the new Flat 1 is using the already designed open corridor which in the existing plans was designed for access to the existing 3 bedroom unit. The second porch extension for Flat 2 is following the visual boundary of the existing kitchen extension and with this is respecting the existing design principles.

Both extensions would be receiving natural light from the above placed skylights. The porch extension for flat 2 also has a side facade window facing the boundary wall.

The extensions leading to flat 1 and flat 2 are located at lower ground level where the ground floor of the flats start. It is set well back from the main road Haverstock hill. Separated by a green front garden and tall trees in front of it, then a brick boundary. That is separating the property from the public road. With this placement they are discreet, safe and accessible and fit well into

the context of the surroundings, without obscuring the ease of movement and are very adaptable.

Rear Extensions



Both extensions are designed for the needs and demand of quality and high standard spaces to serve the two flats. The extension from flat 1 is extending 3m and the extension of flat 2 is following the line of the first extension so is extending 5.5m.

The extension from flat 1 will be used as living room which is a continuity of a kitchen and a double height dining space. It opens out directly onto a large patio garden. The garden has a connection to the house with the use of full height sliding double glazed doors and windows. The full height windows, doors and 5 (1.5x0.6m) skylights, will fill the space with light and will be

contributing light to the dining area and kitchen. Which also benefit from light, from the first floor windows in the double height space.

Currently the left hand side of the property is set back and due to its lower level position and being flanked by two high walls, it feels dark and oppressive. For this reason the extension for flat 2 was taken inline with that of flat 1, to bring in more natural light.

The extension in flat 2 is designed to be used as an open plan kitchen and dining area with a direct access to the outdoor patio (5m long) and a special inner courtyard feature which has been designed to bring natural light to the existing bedroom and internal spaces. Big glazed frontage (2x 2 floor to ceiling terrace doors and a big fixed window in between) and 4 skylights will bring in an abundance of natural light, both to the new and existing building.

The extensions are at a lower ground level and are stuck between 2 brick boundary walls that go in height to the first floor level (refer to images below). Therefore they will not obstruct anyone's light or view.

The extensions will be in line with that of the neighbour's, whilst on the other side they will be hidden by the high wall.

Both flats will have direct access to their own private gardens and patio's, with a communal garden at the rear.

Use

The official classification of the type of property is Class C3 (dwelling houses). There is high demand for family accommodation in this location, including by conversion and subdivision, and this proposal will help the Local Authority to satisfy this requirement without a major increase in the intensity of use. With this proposal we are providing the same type classification of the type of property and the most common type of flats required 3 bedroom flats, with varying occupancy levels.

Amount

Two rear single storey extensions and two front porch extensions.



The new extensions work well on the site, they are located in the lower ground floor area, supporting the local character and the way people use the site of the existing building.

Scale

Overall scale dimensions:

Front extension from flat 1 is with dimensions: W 1165 x L 2940 x H 2825mm

Rear extension from flat 1 is with dimensions: W 2360 x L 1680 x H 2825mm

Front extension from flat 1 is with dimensions: W 5485 x L 3000 x H 2945mm

Rear extension from flat 1 is with dimensions: W 6700 x L 5550 x H 2945mm

Appearance Existing Front Facade



Front extensions

The approach to the existing front door is both ugly and unsheltered. Plus the walkway gives no privacy to the neighbouring flat, as you look directly into their kitchen. By building a porch, the ugly boxes and cables can be hidden, the neighbours will no longer have privacy issues and the flat will gain a sheltered entrance.

The external walls appearance of the front extensions is going to be render and in the same colour as the existing building so it can blend in not disturb the original look and design of the building. The entrance doors are new panelled entrance doors. The side window in the latter front extension for the new flat no.2 has aluminium white colour frames. The external walls are enclosed with a wall coping the flat roof cover is EPDM or Fiberglass GRP Topcoat in Dark Grey Colour. The flat roof sky lights are with aluminium frames in dark grey colour. Steel frames in white colour and matte plexi glass are used for the new designed bicycle storage canopy shelter.

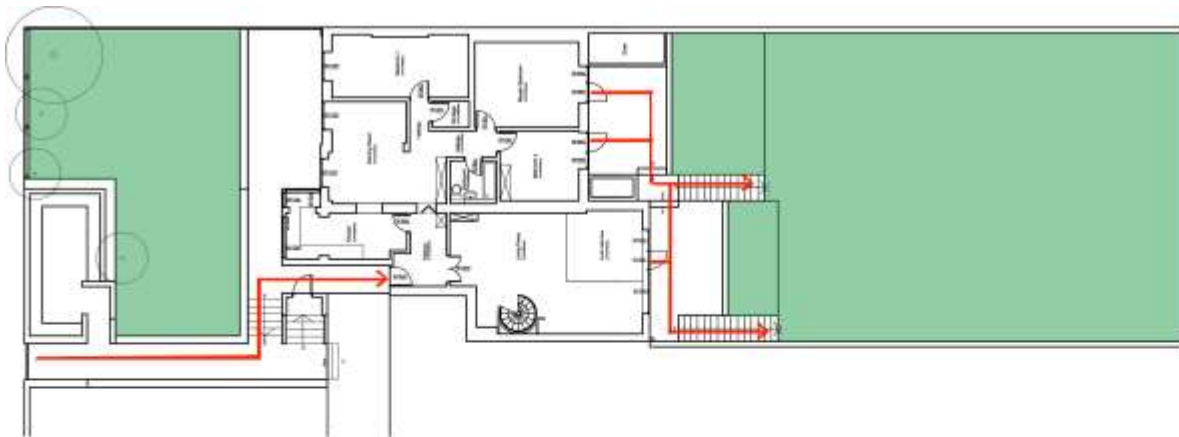
Existing Rear Facade



Rear extensions

The external walls appearance of the rear extensions is going to be render in white colour. The bi-fold glass doors, terrace doors, and fixed windows have an aluminium grey/light grey colour frames. The external walls are enclosed with a coping stone the flat roof cover is EPDM or Fiberglass GRP Topcoat in Dark Grey Colour. The flat roof sky lights are with aluminium frames in dark grey colour.

Access and Layout



Vehicular and transport links

A502 Haverstock Hill and Eton Road are the vehicular connections to the site. The main transport links within 10 min walk are Belsize Park Underground Station and Chalk Farm Underground Station.

Inclusive access

The principles from the original access and layout plan are used in the new access and layout plan. The access to the new porch extension for the Flat 1

is under the existing stairs that lead to the first floor through the arched passage. The entrance to the new flat 2 is allowed through the new porch extension. Access to the rear garden is allowed through the patios and newly designed stairs in the both flats.

Landscaping



The front pathway will be re-tiled, with light, non slip stone tiles, as the current tiles are cracked and are dark pavement slabs. Planting will be used, to provide privacy and a greener outlook, to the front bedrooms. With subtle lighting to highlight the steps and pathways to the front doors. In addition to lighting outside the front doors, some flexible lights will be hidden in the potted plants, both illuminating the front access (Which is currently pitch black) and adding security.

The rear garden patios will also be tiles with light non slip stones, they will be surrounded by tiered short walls, that hold raised bedded areas, to be filled with plants and flowers and are sloped to reach the flat grassed area. The retaining bedding walls will be a light rendered finish to reflect the light.

That can also be accessed with the new steps.

The diving fence between the two patio area will be a modern wooden slatted fence.

Potted plants in the patio will also help soften the patios and the diving fence, plus the boundary brick walls.

