



135 Haverstock Hill, NW3

Design and Access Statement
Rev A May 2017

HIGGS YOUNG
ARCHITECTS

Design and Access Statement

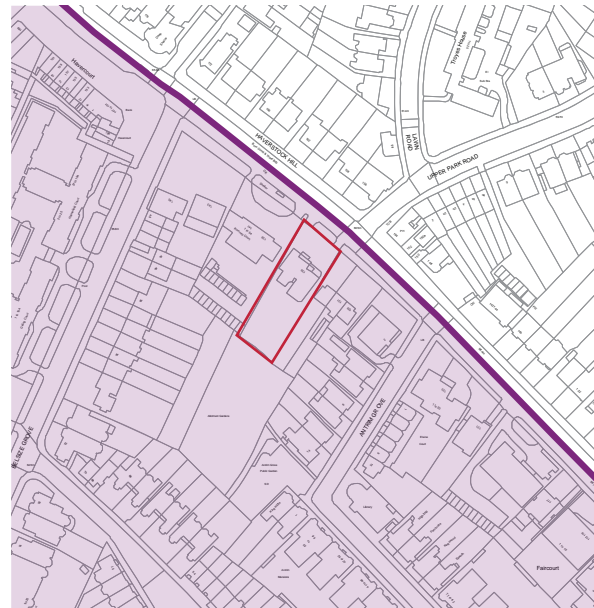
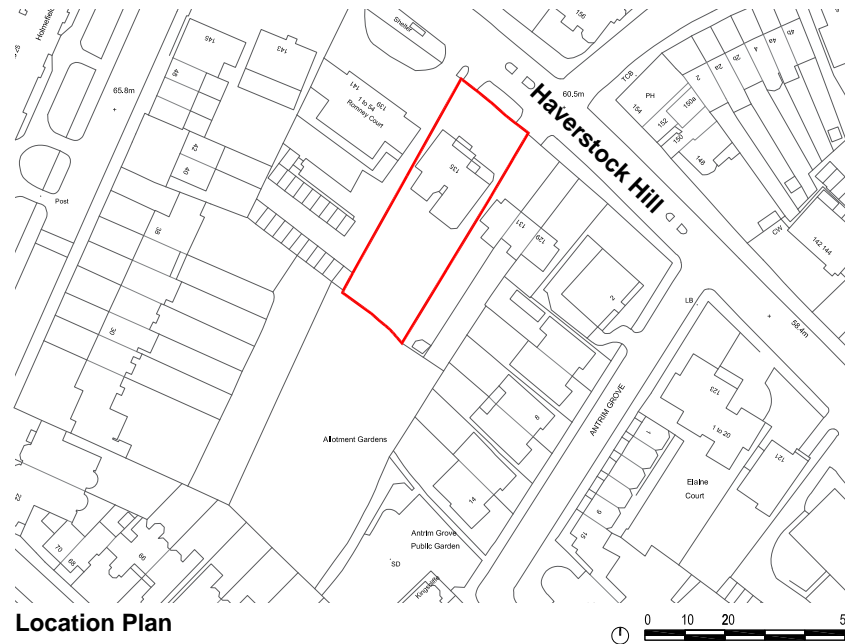
135 Haverstock Hill London NW3 4RU

135 Haverstock Hill is a 7 storey building including an existing penthouse. The building is subdivided into 11 flats. The application relates to external alterations to the whole building.

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

The proposed changes to the block of flats include:

- The replacement of all existing balustrades and a new balustrade on sixth floor
- The replacement of existing windows and doors
- Increasing the height of the existing chimney
- The removal of the 135 number sign and replacement with sign on the front gate post
- The replacement of the main door and side window
- Changing the colour of the cladding on the sixth floor extension to match the colour of the window frames



Camden, Belsize Park  **Conservation Area**

Map referenced from: www.camden.gov.uk



Aerial Map

 **Site Boundary**

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

- HYA 15042 (P) 201 Existing Block Plan
 - HYA 15042 (P) 202 Existing Ground Floor Plan
 - HYA 15042 (P) 203 Existing First Floor Plan
 - HYA 15042 (P) 204 Existing Second Floor Plan
 - HYA 15042 (P) 205 Existing Third Floor Plan
 - HYA 15042 (P) 206 Existing Fourth Floor Plan
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 - HYA 15042 (P) 208 Existing Sixth Floor Plan
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 - HYA 15042 (P) 215 Existing elevations - coloured
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- HYA 15042 (P) 301 Proposed Block Plan
 - HYA 15042 (P) 302A Proposed Ground Floor Plan
 - HYA 15042 (P) 303A Proposed First Floor Plan
 - HYA 15042 (P) 304A Proposed Second Floor Plan
 - HYA 15042 (P) 305A Proposed Third Floor Plan
 - HYA 15042 (P) 306A Proposed Fourth Floor Plan
 - HYA 15042 (P) 307A Proposed Fifth Floor Plan
 - HYA 15042 (P) 308A Proposed Sixth Floor Plan
 - HYA 15042 (P) 309 Proposed Roof Plan
 - HYA 15042 (P) 310A Proposed North East Elevation
 - HYA 15042 (P) 311A Proposed South West Elevation
 - HYA 15042 (P) 312A Proposed North West Elevation
 - HYA 15042 (P) 313A Proposed South East Elevation
 - HYA 15042 (P) 314A Proposed Street Elevation
 - HYA 15042 (P) 315A Typical detail of balustrade and door
 - HYA 15042 (P) 316 Typical detail of existing and proposed window frames
 - HYA 15042 (P) 317 Proposed elevations - coloured

Planning History

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

The erection of a 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. *2016/1559/P Approved 03-06-2016*. Proposed works to begin on site April 2017.

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*

Construction of a brick flue on the north-east flank wall as shown on drawing No.139/11A *8501215 approved 11 -09-1985*

Surrounding Context

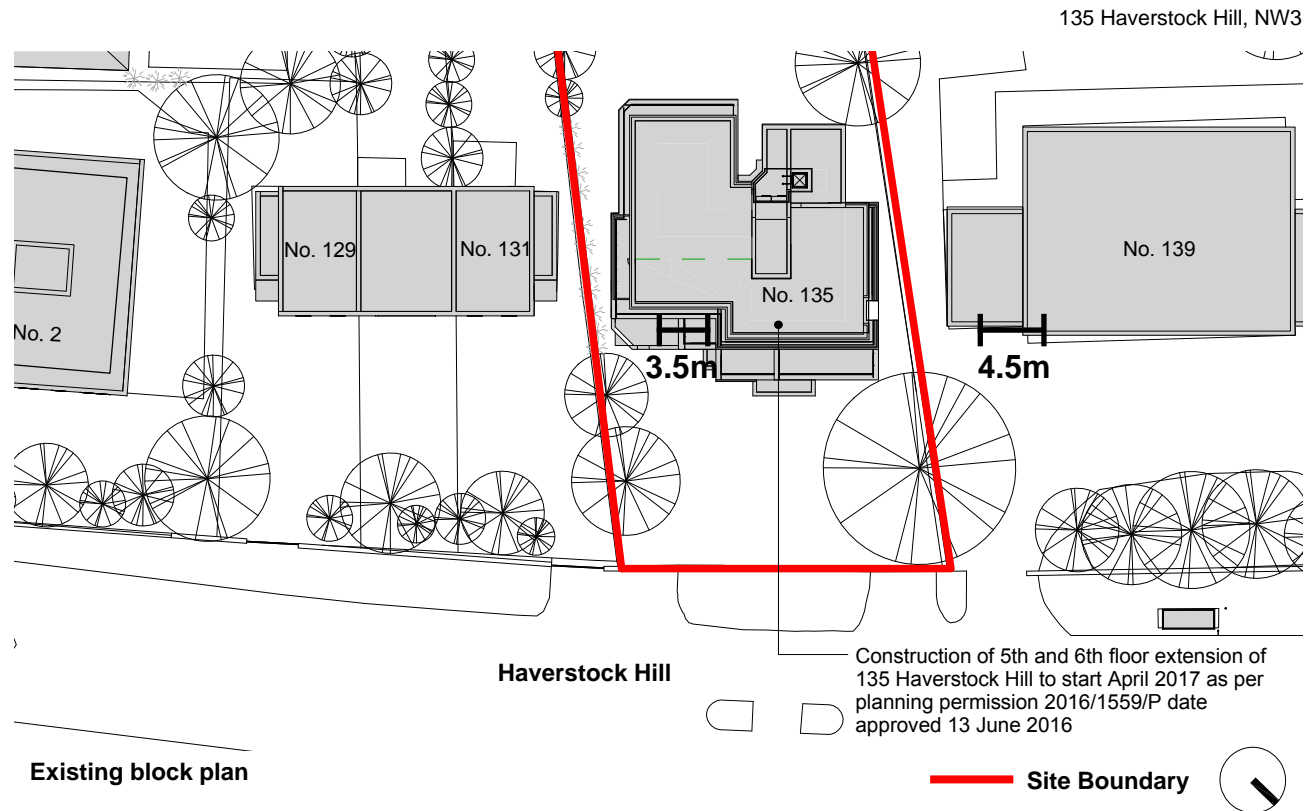
135 Haverstock Hill built in 1985 is a detached red brick block of flats and has two detached buildings on either side. No. 139 Haverstock Hill, a 6 storey residential block of flats, and No. 131 Haverstock Hill, a 3 storey residential dwelling. The approximate distance between No. 131 and No. 135 is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

Use

The block is a residential building with 11 flats. There will be no change to the use.

Amount

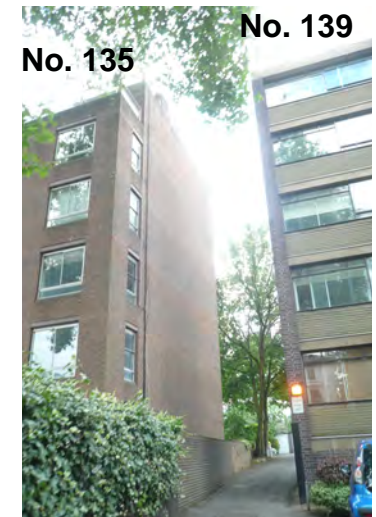
There will be no change to the footprint of the building.



Existing view of 2 Antrim Grove and 135 Haverstock Hill



Existing view of 135 Haverstock Hill



Existing view of 135 and 139 Haverstock Hill

Design

The proposed changes to the block are all external and are proposed to upgrade the building to meet current regulations.

The existing windows and doors are double glazed aluminum windows with timber surrounds. The windows and doors will be replaced with new double glazed aluminum framed windows, frame colour dark grey, RAL 7022. The existing windows are in poor condition and are over 30 years old. The structural openings will remain the same as existing.

The timber and glass main door and side window is to be replaced with a new metal and glass door, colour RAL 7022, to match the proposed windows on the building.

The existing balustrades from first to fifth floor are metal framed with glazed panels and metal wire and sit on a brick parapet wall. On the sixth floor the existing balustrade only goes around part of the terrace. The existing balustrade is metal framed with horizontal wire, which currently do not meet building regulations. All the existing balustrades are proposed to be replaced with a frameless glass balustrade which will be attached to the existing brick parapet walls.

The sixth floor extension, which is currently under construction, was proposed to be clad in a brown metal. We propose to replace it and clad the sixth floor structure in a grey metal colour, RAL 7022, which matches the window frames on the floors below. This is to keep the building looking uniform and to make the sixth floor extension look part of the building.

The existing number of the building is located on the brick section of the first floor balcony. This is proposed to be removed exposing the original brick underneath.

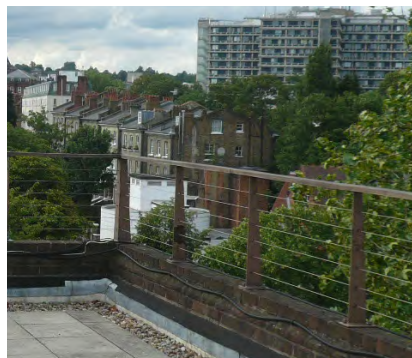


A new sign will be installed on the left brick post by the pedestrian gate.

The existing chimney located on the north-east flank wall is proposed to be raised using brick similar to the existing. The proposed height of the chimney will not exceed the top of the lift shaft. This is to create a working fireplace in line with current building regulations.



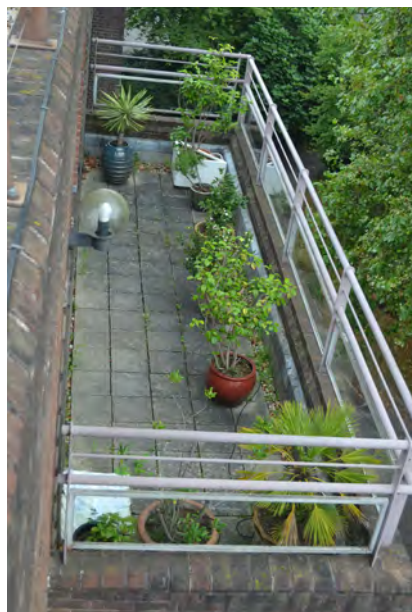
Existing timber surround and aluminium frame double glazed windows



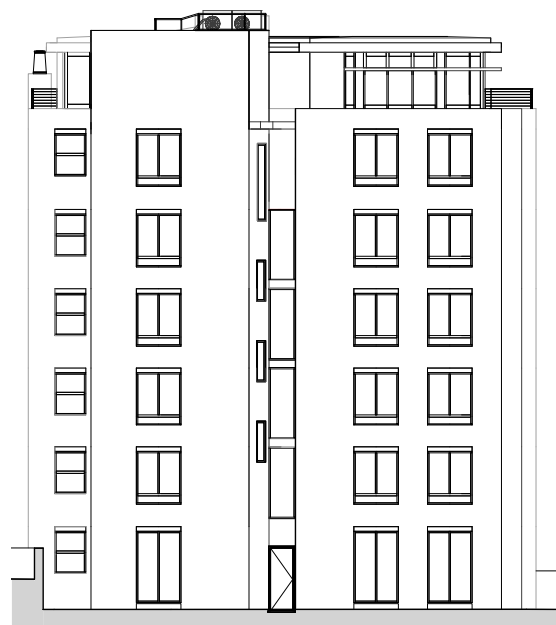
Existing metal and horizontal wire balustrade on the sixth floor



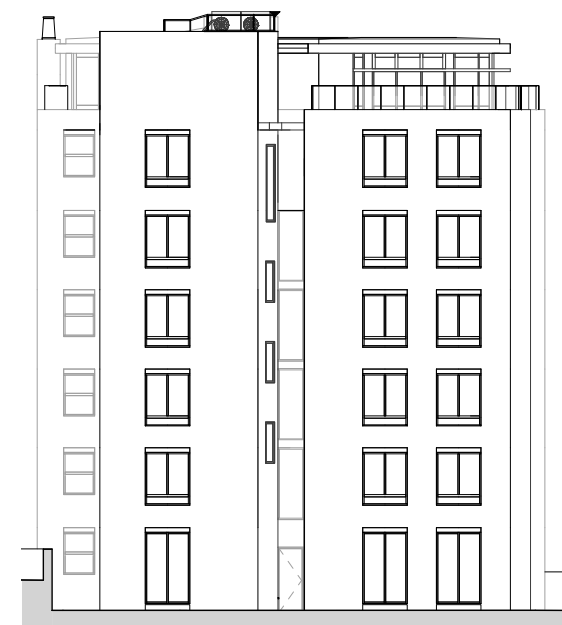
Existing timber surround and aluminium frame double glazed doors



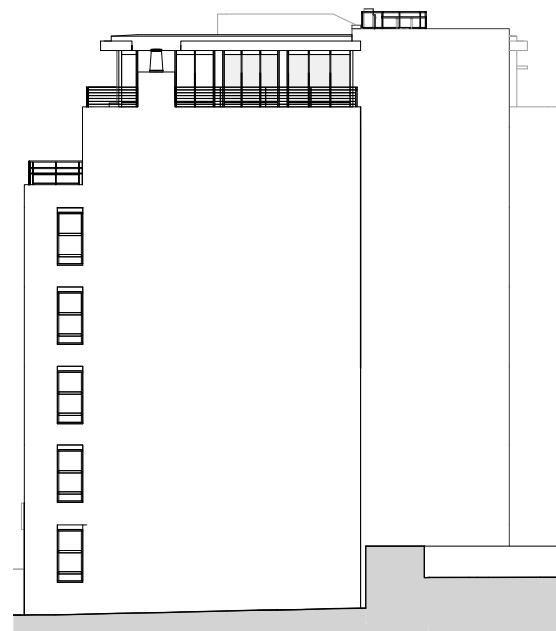
Typical existing metal and glass balustrade on first to fifth floor



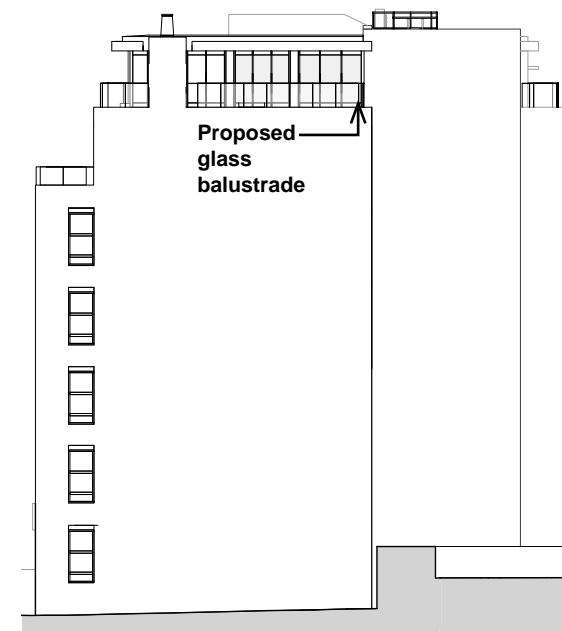
Existing South West Elevation



Proposed South West Elevation



Existing North West Elevation



Proposed North West Elevation

Scale

The chimney will increase in height, however it remains subordinate to the host building. It will not exceed the lift shaft, which is the highest point of the existing building.

The proposed changes do not have any detrimental impact on neighbour's properties or visual impact along Haverstock Hill.

Existing



Existing view looking South to 135 Haverstock Hill (The view incorporates planning permission obtained 2016/1559/P 03-06-2016. Proposed works to begin on site April 2017)

Proposed



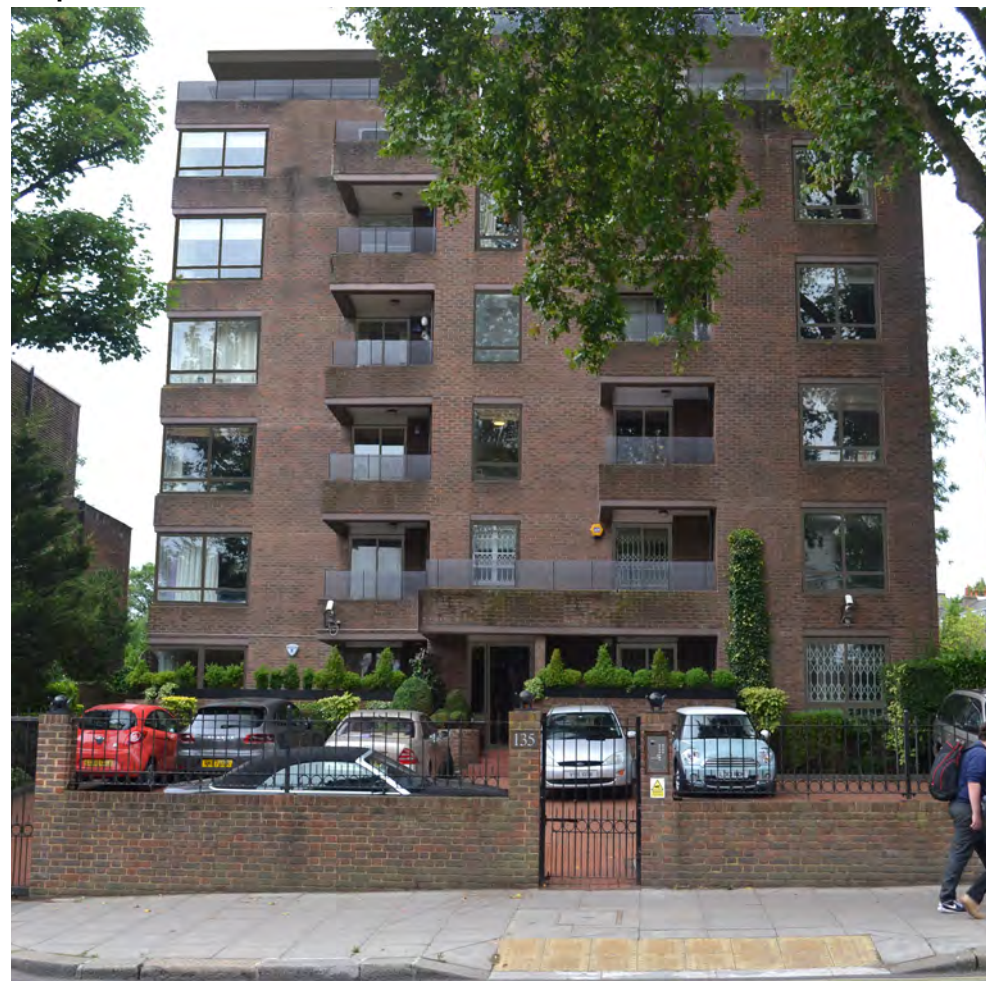
Proposed view looking South to 135 Haverstock Hill

Existing



Existing view looking South West - Elevation fronting Haverstock Hill
 (The view incorporates planning permission obtained 2016/1559/P 03-06-2016. Proposed works to begin on site April 2017)

Proposed



Proposed view looking South West - Elevation fronting Haverstock Hill

Access

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