

Design & Access Statement

Demolition and rebuilding of External Access Steps at

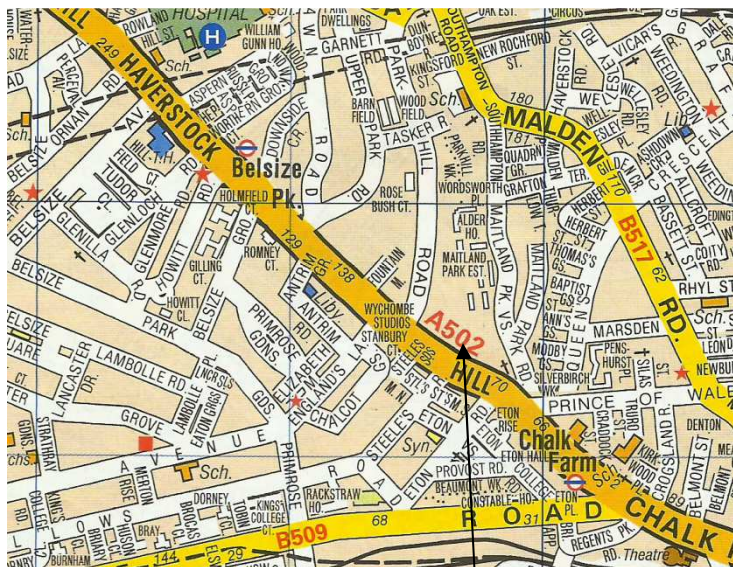
**94 Haverstock Hill
London
NW3 2BD**

June 2017

Introduction

This design and access statement has been prepared by McGregor Associates in support of the application at 94 Haverstock Hill, London NW3 2BD.

It sets out the factors behind the submitted design proposals



Above Extract from A to Z Road Map

Site Location

The Site and Location Assessment

The building is located on the North East side of Haverstock Hill, London NW3 2BD. The Grade II listed building already has Planning and Listed Building Approval for the refurbishment of the existing first and second floor residential units and the erection of a new additional floor to create 1 additional residential unit at third floor level.

The site as a whole contains a 3 storey building with basement. The ground floor and basement is currently occupied by a bar/restaurant called 'The Hill Bar & Brasserie'. The bar is situated at the pavement edge with the upper levels set back on an alignment which increases as the building runs down Haverstock Hill. The setback at first floor level increases from virtually nothing at the North West corner to a maximum distance of 1300mm at the South West corner. The bar also incorporates a side single storey projection to the North West, but this is not reflected in any upper level accommodation.

The ground floor bar leases an adjacent external space which is decked and used as a beer garden. This external space is separated from the main building by an access pathway called Hay Mews, which provides access to residential properties. A right of way exists along this pathway, to the rear of the site, and the external access steps at the rear of the building, up to a rear deck area. A common internal stair leads from this rear deck, serving the upper floors, which contain the two existing residential units. Each of the residential units occupies a complete floor each.



An OS extract showing the proposed site on Haverstock Hill (not to scale)

The subject of this application is the rear access stairs from Hays Mews up to the rear access level to the three residential units.

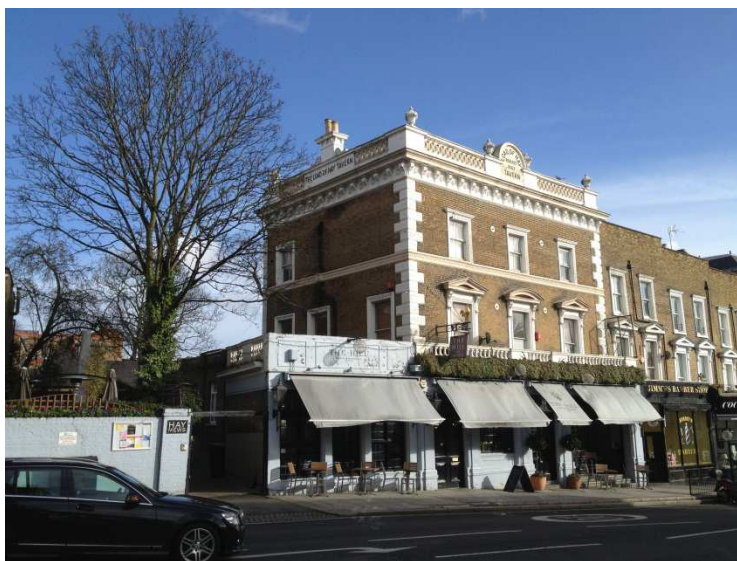
The site has an area of 295sq.m, including the external beer garden. The building footprint area is 194sq.m and the beer garden area is 101sq.m

The 3-storey listed building is prominent in the street scene and with its added decoration makes a strong visual impact.

The location of the site is within a short walking distance to Chalk Farm or Belsize Park underground stations and bus routes run past the site at frequent intervals served by bus stops in

both directions immediately adjacent to the site, providing benefits in terms of sustainability issues and access to shops, leisure facilities, bars and restaurants within the immediate area.

Haverstock Hill is a two way trafficked road (A502) and is a principal vehicular exit from the Camden Town district of London in a North West direction leading to Hampstead and Golders Green and passing the large expanse of Hampstead Heath amenity space.



Street view of the existing building

Transport

The site has excellent public transport connections. As noted above, the site is located on a bus route and a short walk of between 5 and 10 minutes to underground stations to the north (Belsize Park) and south (Chalk Farm). These underground stations are on the Edgware branch of the Northern Underground Line. This line runs, to the south, through Camden Town to link with National Rail service train stations at Euston and Kings Cross/St Pancras where main line railway services are located, serving the Midlands, North and East England and Scotland. The northern underground line also splits to serve both the City of London and the main shopping and entertainment centre of London including Tottenham Court Road, and Leicester Square underground stations. Further to the south the line directly links to other Network

Rail stations at Charing Cross and Waterloo and London Bridge, which provide services to South and South East England.

Hampstead Heath, southern side, is approximately 20-30minutes walk from the site, providing extensive public open space for leisure activities, although to the south the smaller Primrose Hill Park provides closer amenity space, and immediately to the south of that is the North side of Regents Park containing London Zoo, and all its other facilities. Again a walk of approximately 25-30mins will reach this location.

Locality

On the south east side the site is attached to a similarly proportioned terrace of what were originally 3 and 4 storey buildings, again with commercial ground floors and residential above. These buildings are narrower than the site itself, but the closest three buildings display similar external decoration to the front elevation window openings, but do not reflect the ornate features at parapet level, displayed by the application building. In these buildings a simple brick parapet caps the front external wall.

These three nearest buildings, together with other terrace properties, further down the hill from the site, have been extended in the past with mansard roof style accommodation.

To the rear of the site there are three single storey residential mews properties, accessed from Hays Mews.

The buildings on the North West side of the site are of completely different character to the site and the lower terrace to the south. The buildings to the North are set well back from the pavement edge, and are large four/five storey (raised ground floor) semi-detached houses of a different architectural style to the application site. The large street frontage setback means that the site building is very prominent on the street scene, especially viewed from the North.

Photographs around the site



Front view of site showing Hays Mews access on left of single storey element



Rear residential units along Hays Mews



View of rear access steps to flats



View of rear deck access to common flat stairs



Hays Mews single storey residential unit and access

Design and Development Objectives

The intention in undertaking this design proposal was to provide good quality design respecting the existing local built fabric. The architectural design will propose the minimise the impact of any alterations on the existing building and use good quality materials, that match the existing fabric where necessary

The proposal is to replace the existing rear access stair. There are two principal reasons for the replacement of the existing steps.

Firstly the current steps are dangerous from a safe access and egress perspective. The going of each step is two small in relation to normal external access stairs, which with the step rise, creates what appears to be a steep, and difficult to navigate stair, especially when travelling down the stair. The steps do not comply with current building regulations standards.

Secondly, the stairs, especially from the side (Hays mews access) are unattractive, with timber lined recessed and exposed services meters.

The proposal is to erect new replacement stairs that comply with the building regulations and to 'clean up' the side of the steps by placing the services meters in a recess, under the steps, with a reduced height timber door access.

The aim is to achieve this while minimising the impact on the existing external building fabric.

The walls of the existing steps are formed in facing brick, and the steps themselves (both tread and rise) are Yorkshire Stone finished. The steps appear to be supported on concrete beams/slabs. The top of the step perimeter walls are capped with a York Stone coping element, which is the base for the black metal handrail and balustrade.

The new stairs will be of similar width to the existing, but will contain some additional risers and wider goings to allow the stairs to comply with the building regulations. The boundary wall of the steps will again be of reclaimed brick to match the existing and the rise and goings will be new Yorkshire stone. The cap unit to the walls will be brick on edge facing brick rather than the stone coping to help maximise the width of the stair. New black painted metal handrail and balusters, as detailed on the submitted drawing will finish the stair. These handrails will contain simple twisted and decorative elements on the balusters to help lift the utilitarian image of the existing installation.

Access

The Access Statement has been undertaken with reference to the following guidance:
The Building Regulations 2004, Access to and use of buildings, Approved document Part M.
Planning and access for disabled people: A good guide.

The existing building location is very accessible to public transport. There will be separate stairs for the residential users. A dedicated off street refuse area will allow for a clean and tidy collection space. We will ensure the accommodation is Part M compliant where applicable. All new corridors and doors are designed at widths, which are suitable for wheelchair access.

Conclusion

The proposals intend to provide a high quality replacement stair that matches, but improves the existing access.