

## DESIGN STATEMENT

Chandos Court, 61 Haverstock Hill, London NW3 4SN

Two new one-bed dwellings

## INTRODUCTION

Chandos Court is a four storey end-of-terrace block of flats containing six split-level apartments. This planning application is for a roof extension on the building to create two new one-bed dwellings. Each of these is arranged over two floors, and each has its own roof terrace at the new sixth floor level. The Gross Internal Area of each flat is 58sqm and 59sqm respectively which is in line with the areas set out in the London Plan.

## ACCESS

The client owns one of the existing apartments (flat 6) and the freehold to the whole property. Access to the two new units will be achieved by extending the existing internal staircase up to the roof level.

## CONSULTATION

This design has been developed in close collaboration with Camden Council Camden Planning Department. We would like to take this opportunity to thank them for a very positive collaboration.

Pre-application reference: 2017/1177.

## PLANNING HISTORY

There is a previous approval for a roof extension on this building (ref. PEX0000308) dating from 2000. Approval for the previous scheme lapsed. Since the approval of the previous application the Eton conservation area has been extended to include 61 Haverstock Hill (2002 designation - Eton Conservation Area Statement). As with the previous application we believe that the current proposal represents an improvement to a prominent building that now sits within a conservation area.

## VISIBILITY

The proposed sixth storey is significantly set back from the fifth storey such that it has a negligible visual impact as shown in the attached Visual Impact Assessment. In consultation with Camden Planning, a number of key viewing

points were identified and the scheme was designed such that the top floor would be unappreciable from these locations. As a result although this scheme has an additional 'half' floor it has a very similar visual impact to the previous approved scheme.

#### DETAILED DESIGN

Our proposal has been designed to soften and blend the existing building into its context and therefore *preserve and enhance the conservation area* by improving the setting of both 61 and 63. The design as outlined below has already met with the approval of Camden Planning.

The roof extension incorporates elements from both its host building (Number 61) and its neighbour (Number 63), softening what is now quite a harsh juxtaposition. It achieves this in the following ways:

- 1) The exterior of the extension is clad in a light-coloured brick or tile. You will see from the elevations that because of its colour it blends in well with number 63. On the other hand its texture refers back to Number 61. The proposal thereby blends with both buildings.
- 2) The roof finish is black zinc, which matches the colour, height and eaves line of Number 63.
- 3) The building steps back at each successive level in order to reduce the visual impact of the proposal.
- 4) The fifth floor walls are separated by the full height windows to break down the mass of the extension and to give the proposal more articulation and a more 'planar' feel in keeping with the host building.
- 5) The new sixth floor does not exceed the height of the adjacent building at number 63 Haverstock Hill.
- 6) The extension conceals an unsightly gable end on the side of number 63. This wall was never intended to be visible as there was originally a villa on the end of the terrace, twinned with Number 63. With our proposed roof extension, number 61 is now in line with the scale of the building that was originally on the site.
- 7) Finally and in response to some feedback from Alfie Stroud, Camden Conservation Officer, we have made the following further amendments:
  - Additional small set back at roof level to further reduce the impact of the roof.
  - Windows at fourth floor level set further back to create deeper

external window reveals. This is to even further emphasize the 'planar' feel in keeping with the host building.

#### SHADING

We have carried out a shading study which accompanies the proposal. This demonstrates that the proposed extension will not have any significant effect on the neighbouring buildings.

#### PARKING

The development is intended to be 'car-neutral' as one of the parking permits associated with an existing flat is to be transferred to one of the new flats. In addition the proposed cycle storage is indicated on the site plan. Two additional cycle parks are proposed, one for each new dwelling.

#### BIN STORE

The proposed bin store arrangement is indicated on the drawings. This has been enlarged to incorporate the increased requirements for the whole building. Currently there are 12 bins (one standard and one recycling for each flat) which is messy and space inefficient. As part of the scheme we will alter the bin area to accommodate 2 x 660L bins for ordinary waste and 2 x 660L bins for recycling. This exceeds the requirement for 120l for each flat for standard waste and recycling.

#### CONCLUSION

We feel confident that this proposal would make a beneficial contribution to the street scene. This would improve and enhance the appearance of the conservation area, while also providing a much-needed addition to the housing stock in the Borough.