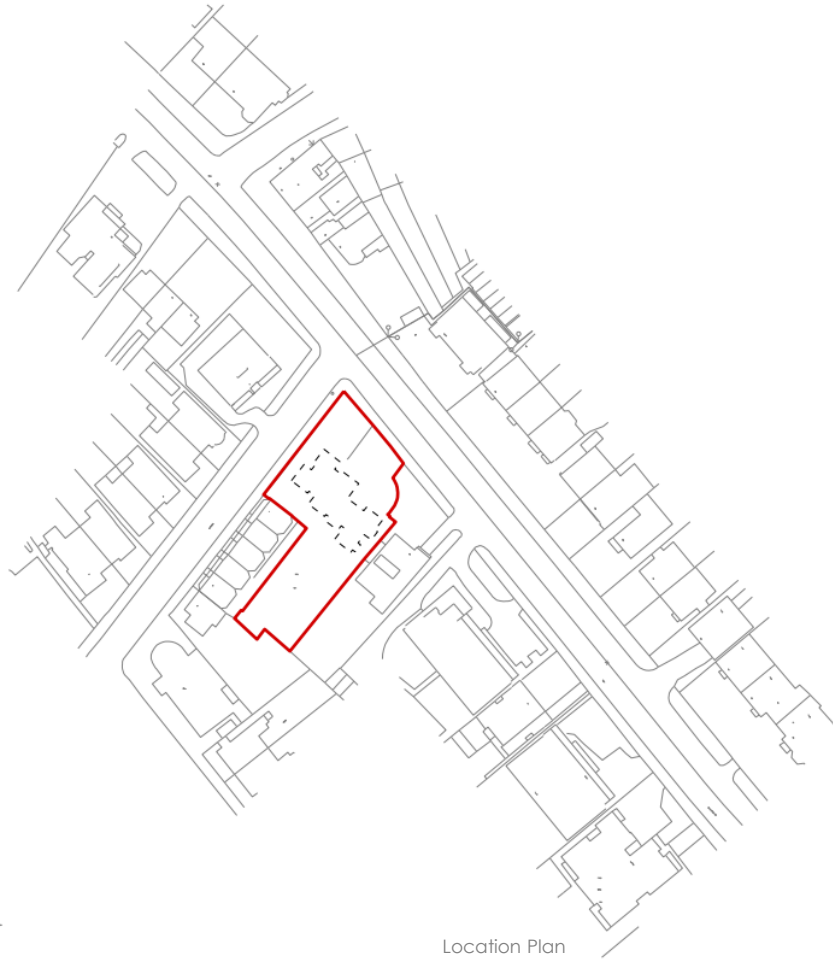


**ELAINE COURT, 123 HAVERSTOCK HILL, NW3 4RT**

DESIGN & ACCESS STATEMENT

April 2017





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## 1.0 DESCRIPTION OF PROPOSAL

### 1.1 INTRODUCTION

This Design & Access Statement is to be read in conjunction with the existing and proposed drawings, as part of a full planning application. This statement illustrates the design principles, concepts and access issues. We are acting on behalf of our client, to propose a new layout to the current built duplex scheme 123 Haverstock Hill. In this statement, these floors will be referred to as the lower penthouse, upper penthouse, and roof terrace. The scheme has been assessed in terms of sustainability and Lifetime Homes compliance.

This application builds upon previous applications on the site, namely the most recent scheme, ref: 2016/3366/P; The new proposal is identical to this scheme from the exterior, but now has three residential units, as opposed to the previously consented two units.

The materials are to be the same as those previously agreed with the council (2016/3535/P), and therefore will not be discussed extensively in this statement.

Oculus Architects have been commissioned to design a scheme that will produce a residential development of high architectural merit, that integrates well with its environment.



Birds Eye View of Site

Aerial View of Site

## 2.0 SITE ANALYSIS

### 2.1 LOCATION

The site is located on the corner between Haverstock Hill and Antrim Grove, within the Belsize Park Conservation Area.

### 2.2 EXISTING BUILDING

The existing building is a 1960's apartment block of 20 units, made up of five brick storeys with a set back sixth storey to the top. The building occupies a corner site, with views along both Haverstock Hill and Antrim Grove. The façade is made up of a number of protruding and recessed volumes, forming an animated design, which was popular during the time that the building was constructed.

The block currently has permission which has been constructed to reconstruct the fifth floor, and build a new residential floor above this, converting flats 19 and 20 into duplex units, of double their size. There is also permission for a full roof terrace to the building. The building works for this application have been completed(ref: 2013/5290/P)

### 2.3 LOCAL CONTEXT

The property is located within an area of the street scene containing many similar style buildings, all with a uniform pattern. The group of properties, to which 123 Haverstock Hill is part of, are generally four to five stories in height, uniform in appearance and all listed as neutral contributors in the Belsize Park Conservation Area Character Statement.

The west side of the street to which the application property is a part of is characterized by such buildings of uniform character constructed circa 1960/70's with a noteworthy large Georgian style property at the end of the terrace on the corner of Haverstock Hill and England's Lane. The east side of the street is characterized by mostly three storey (with basement and converted attic space) Victorian style properties with a small number of more modern properties including one directly across the road at No.130A.

123 Haverstock Hill



West side of Haverstock Hill



Antrim Grove

### 3.0 DESIGN STATEMENT

#### 3.1 SCALE

The new proposals will maintain good standards of amenity for neighbouring residents as well as contribute to the overall quality of the area due to its high quality design and materials. The scale of the proposal remains very similar to the currently Built scheme, which is considered to be of an appropriate size within the local street scene.

#### 3.2 AMOUNT

The proposed development would deliver two three-bed flats on the fifth floor, and a three-bed penthouse apartment on the sixth floor, in the highest quality environment as permitted. The internal space and the room sizes will exceed minimum standards as required in the London Plan – there is no change to the proposal in this sense, despite the change from two to three flats.

#### 3.3 APPEARANCE

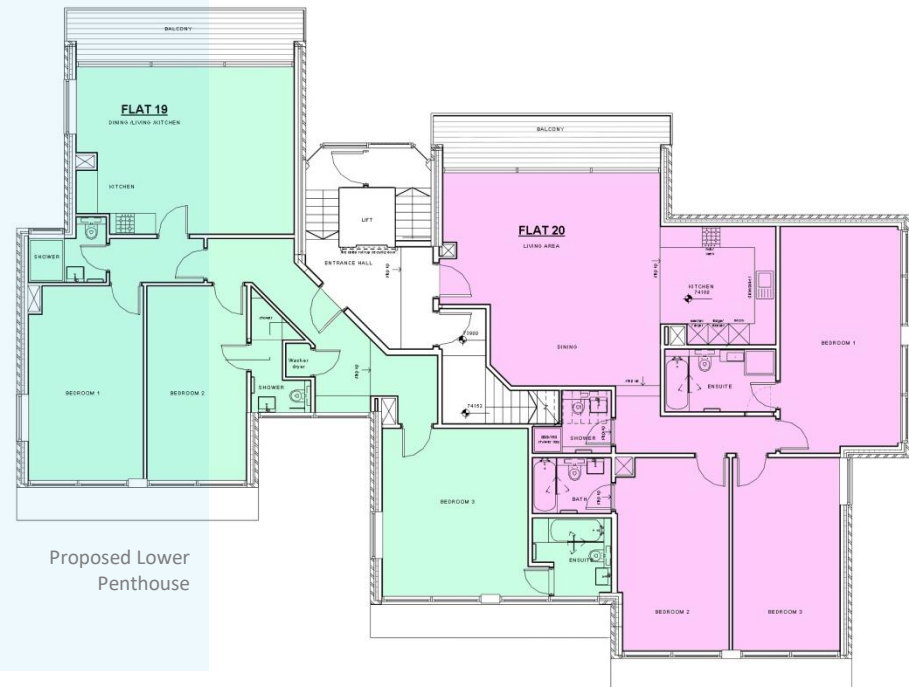
The proposed development will maintain the existing appearance of the building, and has been designed to complement the existing building form and the surrounding context. The new lower penthouse level will use identical bricks to the lower floors, and the upper penthouse will be clad with a subtle brown coal-coloured aluminium cladding. The roof terrace can be considered as non-existent from the street level, due to its set back nature.

#### 3.4 LAYOUT

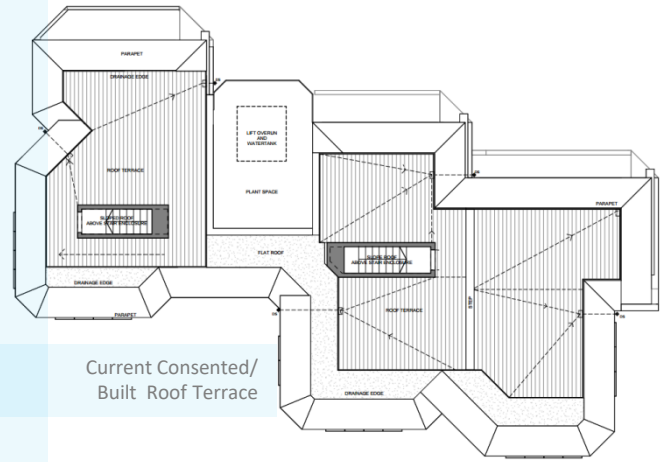
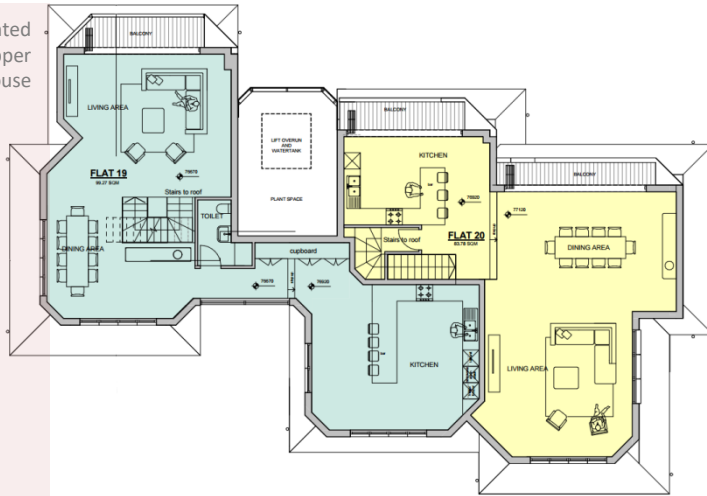
The scheme proposes a high quality living environment and it is considered that the proposed rooms will provide excellent spaces to live within. The three units are self contained, with a layout that has been designed to ensure privacy and minimise noise and disturbance. There have been several changes to the Built design, most notably, the change from two units to three.

#### LOWER PENTHOUSE

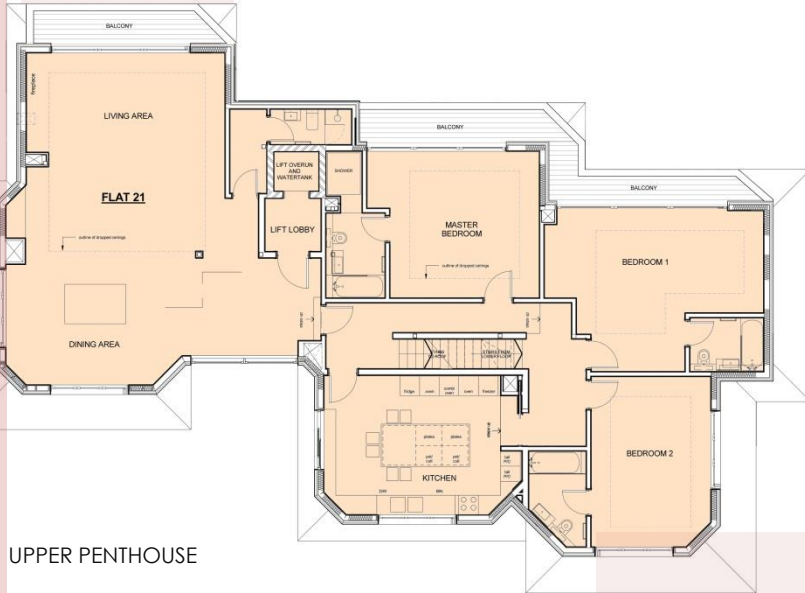
The layout remains similar, but Flats 19 and 20 now only occupy the lower penthouse level, as opposed to the previously consented duplex layout. Each flat is three-bed, instead of four, with garden facing balconies, as with the consented scheme.



Current Consented  
Built Upper  
Penthouse



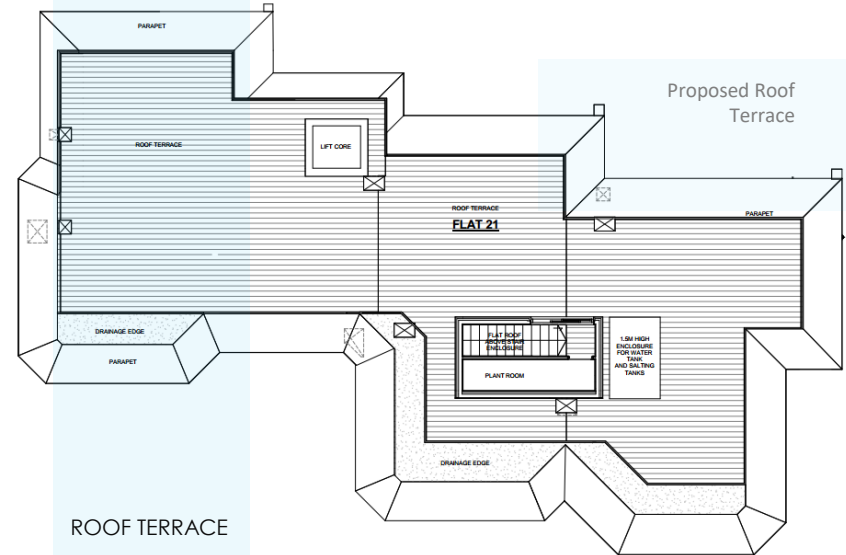
Current Consented/  
Built Roof Terrace



UPPER PENTHOUSE

The upper penthouse level now becomes a single three-bed apartment, covering the whole floor. The floor area remains similar to before, besides the slightly extended garden-facing balconies.

Proposed Upper  
Penthouse



Proposed Roof  
Terrace

ROOF TERRACE

The roof terrace is now only accessible to the residents of flat 21, therefore the whole roof space is open and accessible. The floor area is slightly larger than before, due to the lack of need to divide the area into two.

### 3.5 AREA SCHEDULES

	FLAT 19		FLAT 20		m2	ft2
	m2	ft2	m2	ft2		
<b>GIA</b>						
Lower Penthouse	123.750	1332.034	128.000	1337.78		
Upper Penthouse	99.270	1068.530	83.780	901.800		
Total	<b>226.420</b>	<b>2437.161</b>	<b>215.180</b>	<b>2316.177</b>		
All Flats					<b>441.600</b>	<b>4753.338</b>
<b>Amenity (balcony/terraces)</b>						
Lower Penthouse	9.900	106.563	9.900	106.563		
Upper Penthouse	5.300	57.049	13.680	147.250		
Roof Terrace	41.560	447.348	56.520	608.376		
Total	<b>56.760</b>	<b>610.960</b>	<b>80.100</b>	<b>862.189</b>		
All Flats					<b>136.86</b>	<b>1473.149</b>

CONSENTED SCHEDULE

Both GIA and amenity space in the proposed scheme are similar to the consented scheme, despite the building envelope itself not increasing in size - this is down to a more efficient use of both internal and external space; at roof level, a large amount of amenity space is afforded due to this area no longer being divided in two. The increase in GIA for the flats comes at the upper penthouse level, where changing the floor to a single apartment results in a reduction of circulation space, and more useable space is created for flat 21.

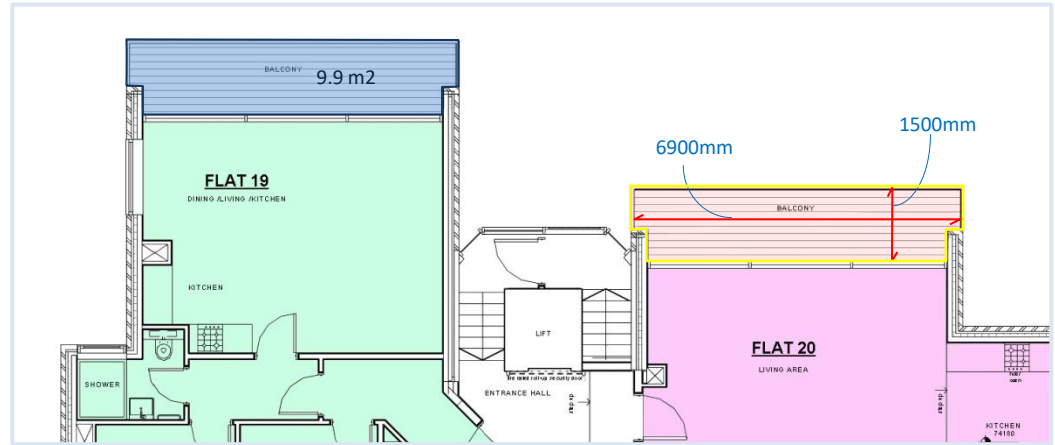
PROPOSED SCHEDULE

	FLAT 19		FLAT 20		FLAT 21		m2	ft2
	m2	ft2	m2	ft2	m2	ft2		
<b>GIA</b>								
Lower Penthouse	118.600	1276.599	127.400	1371.321				
Upper Penthouse					201.5	2168.94		
Total	<b>118.600</b>	<b>1276.599</b>	<b>127.400</b>	<b>1371.321</b>	<b>201.5</b>	<b>2168.94</b>		
All Flats							<b>447.5</b>	<b>4630.67</b>
<b>Amenity (balcony/terraces)</b>								
Lower Penthouse	9.900	106.563	9.900	106.563				
Upper Penthouse					19.300	207.74		
Roof Terrace					97.3	1047.3		
Total	<b>9.900</b>	<b>106.563</b>	<b>9.900</b>	<b>106.563</b>	<b>116.6</b>	<b>1255.07</b>		
Garden			COMMUNAL GARDEN 495m2					
All Flats							<b>136.4</b>	<b>1468.2</b>

### 3.6 AMENITY SPACE

Flats 19 and 20 both have 9.9 m<sup>2</sup> of private amenity space, in the form of their garden-facing balconies. These exceed the minimum amenity space required for a three-bed apartment of 8.0 m<sup>2</sup>, as set out in the London Housing Design Guide. The balconies are also both 1500mm deep, a requirement set in the same document, which allows this space to be useful for the residents. Flat 21 hugely exceeds these standards for amenity space, with ample balcony and roof terrace space.

All the flats in Elaine Court also have access to a communal garden space, to the rear of the site. This provides residents of the building with 495 m<sup>2</sup> of sheltered, semi-private green space. This is set back from the road, and acts as an extension to the private amenity space provided for each flat.



Communal Garden

Map Highlighting Application Site



### 3.7 SUSTAINABILITY

The target of the design is to produce a scheme which meets the modern sustainable standards, to deliver a high quality development. The proposed building will make use of sustainable materials, and where possible, will use low energy resources. Coupled with high performance insulating materials and products, the building fabric will meet the sustainability requirements.

The development will be built to a high level of specification to reduce reliance on heating and energy consumption. All the windows will feature highly efficient double glazing to improve the thermal insulation of the building and comfort of its inhabitants. The presence of large areas of glazing, particularly on the south-westerly elevation, will allow the flats to benefit from solar gain, both in terms of natural heating and lighting.

Sustainability in terms of space standard is also assured and exceeded by the compliance to Lifetime home standards and London Plan minimum space standards.

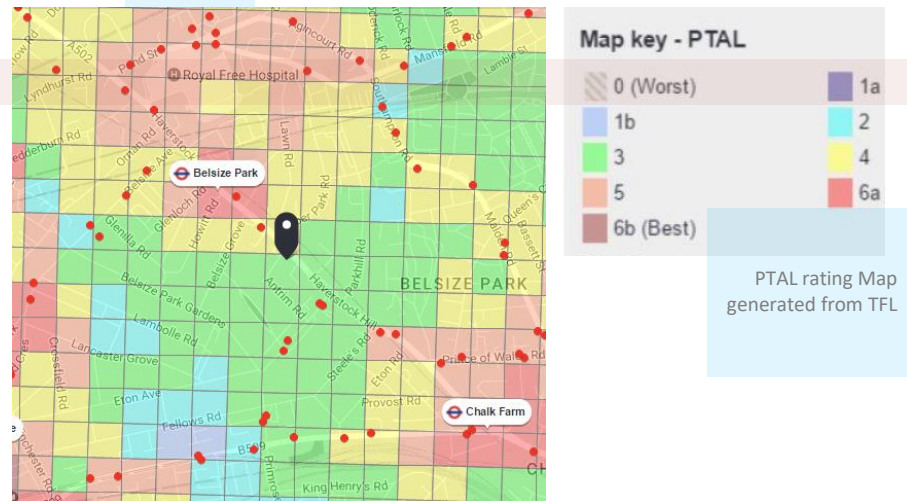
### 3.8 VEHICULAR & TRANSPORT

The Site is located in Zone 2, with a PTAL (Public transport accessibility level) of 3. The site is however very near to areas with ratings of 5 and 6a, meaning that the site is well served by public transport links.

The property is a four minute walk from Belsize Park Underground Station, on the Edgware branch of the Northern Line. Many of London's major stations are reachable within 30 minutes via the underground, including Euston, Charing Cross, and St Pancras International.

There is a good network of buses serving the area, which provide cheap links towards Camden, central London, and the surrounding local area. The London Overground is also in walking distance of the site, offering connections to the Greater London Area

Off-street parking is provided at basement level of the building - this will remain accessible to all of the residents in the block, including the residents of the additional flat. The building also includes bicycle storage to promote sustainable transport.



### 3.9 LOCAL AMENITIES

The site is located in Belsize Park, within the London Borough of Camden, in north London. The immediately surrounding area is predominantly residential, with several small enterprises.

Being only a short walk from Camden Town and Hampstead, there are many local amenities including bars, restaurants, sports clubs, wide green areas like Hampstead Heath and Primrose Hill, pubs, Camden Market etc. Other benefits from the district include local access to banks, post offices, convenience stores, local schools, Belsize Community Library and the Royal Free Hospital. These services are all accessible by foot, and help to meet the variety of needs of the local residents.

With a variety of local attractions, the area offers a tranquil residential environment away from the bustle of central London.

### 4.0 ACCESSIBILITY & REFUSE STRATEGY

The building will comply with Part M of the building regulations.

The internal layout is designed to Lifetime Home standards. The corridors and doors are generously proportioned to allow comfortable access inside the house. Bathrooms are dimensioned to be easily reconfigured for wheelchair users. Access to all floors is available to wheelchair users via the lift.

Regarding the refuse strategy, ample space has been allowed for recycling, general waste and provision of services and cycle storage will be available at basement floor level. The property benefits from a weekly waste collection schedule.

Recycling storage will be provided for the new flats, including a 240 litre wheeled bin for recycling storage.

All kitchens will be designed with waste storage to be provided within the overall design.



## 5.0 CONCLUSION

This proposal is the result of a number of planning applications and discussions with Camden Council. The scheme follows on from the previous consents, but is now even more efficient and respectful of its context than before, due to subtle and beneficial alterations.

Our proposal has taken into account local planning policies, the London Plan and national planning policy. The proposed design has been developed so as not to burden its neighbours, and is respectful of the scale and materiality of both the existing building, and those surrounding it.

Our proposal aims to enhance the appearance of the area in a positive and sensitive manner; we consider the relationship with its neighbouring context height lines and horizontal planes work in conjunction to reduce the overall appearance of mass on the street scene.

We conclude that the surrounding area will benefit from the introduction of this development and the quality of the urban realm will be enhanced significantly.

We look forward to further developing this scheme with Camden Council, and creating a design which provides three high-grade flats in the borough through clever use of architectural spatial design.