

DESIGN AND ACCESS STATEMENT and HERITAGE STATEMENT

Proposed loft extension to dwelling at:
136 Haverstock Hill, London
NW3 2AY

May 2018

1 INTRODUCTION

- 1.1 This report has been prepared to support an application for the proposed loft extension to the upper floor maisonette at 136 Haverstock Hill, London NW3 2AY.
- 1.2 The application seeks planning permission for the the construction of a side and rear dormer window and the installation of a rooflight on the front elevation.

2 SITE DESCRIPTION

- 2.1 The property is a four storey end of terrace property which is configured into 2 maisonettes comprising accommodation at lower and raised ground floors, with the upper maisonette over 1st and 2nd floors. This application is for the addition of a loft extension to the upper floor maisonette.
- 2.2 It was constructed in the late 19th century is incorporated in a of a row of Victorian terraced and semi-detached properties fronting the east side of Haverstock Hill, with more recent apartment buildings further to the south and on the west side of the street.
- 2.3 The building is located in the Park Hill Conservation Area.
- 2.4 Pedestrian access to the maisonette is gained through a private front door at raised ground floor level.

3 PLANNING HISTORY

Previous Applications

- 3.1 2010/4045/P
Granted 3/10/2010 (relates to the lower maisonette)

Erection of rear extension following demolition of existing rear extension, the replacement of an existing window at lower ground floor level with new window and alteration to rear bay window at ground floor level to maisonette (Class C3).

- 3.2 PEX0200499
Granted 16/08/2002

Insertion of one "Velux" window to side elevation of roof; two "Velux" windows to rear roof slope and two domed roof lights to top of roof in connection with the change from three self-contained flats to two self-contained flats.

Planning precedents

- 3.3 8600475 134 Haverstock Hill
Granted 18/03/1986

Conversion of the roofspace to create additional residential accommodation including the erection of a dormer at the side and a dormer and roof terrace at the rear as shown on drawing nos. 8620:01A 02B 03B. revised on 27th June and 21st July 1986.

4 THE PROPOSED DEVELOPMENT

- 4.1 The application seeks planning permission proposed loft extension to the upper floor maisonette to create additional floor bedroom and study spaces.
- 4.2 Access to the loft level will be via a continuation of the main staircase, with a side dormer providing head clearance for the stair.
- 4.3 At roof level a rear dormer is also proposed, set back from the adjacent party wall.
- 4.4 The dormers will be clad in slate tiles to match those of the main roof, with white painted timber windows.
- 4.5 Openable rooflights are proposed on the front slope of the roof.

5 PLANNING POLICY COMPLIANCE

- 5.1 The proposals have been prepared taking into consideration the following policies:

Camden Local Plan 2017
Policy D1 Design
Policy D2 Heritage

CPG1 Design section 5 – Roofs, terraces and balconies

6 ASSESSMENT

- 6.1 Impact of proposals

The proposed rear dormers is to be set in from the side parapets in accordance with reference to the guidelines in CPG1 and taking note of the context of similar dormers in the immediate vicinity. The dormers will therefore be subordinate to the original roofline.

Materials to be used for the dormer will match the roof slates and are therefore appropriate for the property.

The two skylights on the front elevation will have minimal visual impact and are consistent with skylights in neighbouring properties.

- 6.2 Heritage Statement

The significance of the property as a heritage asset is in terms of the contribution it makes to the Parkhill Conservation Area. Its massing, detailing or scale will not be harmed by the proposals.

- 6.3 Access and Parking

Access arrangements to the main entry to the dwelling house remain unchanged.

7 SUMMARY AND CONCLUSION

- 7.1 In summary, the proposed alterations and extensions to the dwelling house are appropriate to the property and to the conservation area. We believe they have an acceptable impact on the property and neighbouring amenity. Every effort has been made in preparing the proposals to ensure they preserve the character of the conservation area.