



**FRESSON
AND TEE**

148 HAVERSTOCK HILL, LONDON NW3
Design and Access Statement

For Dr Brend
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Image 1: Garden Elevation

Background

The application site comprises a single detached property on Haverstock Hill, London. Just to the north west is Belsize Park Underground Station, and the majority of properties in this area are residential with some ground floor commercial units.

This property is three storeys in height and sits behind a masonry wall with private garden. The roof is split into a series of flat felt roofs and a low pitched slate roof over the front half of the building. Access to the roof is through a glazed roof light at the top of the main stair. The building is a single dwelling and is the main residence of the current owner

The property is situated within Camden's Parkhill Conservation Area and is Grade II Listed. There is a separate listing for the Garden Wall, Railings and Gates to No.148 Haverstock Hill, also Grade II listed.

The below extract is from the list entry which apply to No.148:

Detached house. Early C19. Stucco. Irregular slate roof. 2 storeys and attic. Double fronted with 3 windows plus single window 2-storey entrance extension to left. Pilasters at angles, with plaster wreaths on capitals, support attic sill cornice; plain 1st floor sill band and band above 1st floor windows. Round-arched doorway with radial patterned fanlight, part glazed door and C20 hood. Central ground floor French windows with margin lights have console bracketed cornice and rosette enriched head. Upper floors have sashes, 1st floor in rosette enriched architraves; central window blind. Garden front with large bow-fronted ground floor window having cast-iron balcony over conservatory. Battlemented single storey extension to east. INTERIOR: not inspected.

The proposals herein are for the most part external repair and redecoration of the building. Alterations have been kept to a minimum and relate mainly to modern roof coverings and alteration. All of the proposed repairs respect the original features, and in cases restore details that have obscured or damaged over time. The external works are planned as a response to worsening internal damage caused by water ingress due to poor and failing external detailing and materials.



Image 2: Location Plan

Proposal

The application can be split into two main elements, listed as follows:

1. Full external repair and redecoration programme including:
 - Re-laying existing pitched slate roof with natural slates and introducing insulation to roof construction.
 - Re-covering all felt flat roof areas with new liquid applied roofing system and upgrading insulation.
 - Sensitively repairing and renewing weatherings to existing roof lights and conservatory.
 - Re-instating cast iron rainwater goods.
 - Renew lead gutters and all flashing details. Introducing lead flashings to copings and ledges to improve weathering of the building.
 - Rebuild existing water tank housing with new zinc clad timber structure, complete with insulation and zinc lid. New water tanks to be installed.
 - Repair of all external rendered surfaces and restoring of moulded details.
 - Redecoration of all previously painted render and masonry using a breathable mineral based paint.
 - Repair and redecoration of all timber windows, doors and conservatory.
2. Internal repairs caused by water ingress through failing external envelope
 - Remove internal timber joinery affected by dry rot and replace with new to match existing size and profile
 - Replace failed plaster with new lime plaster to match existing



Image 3: Example of external defects (front elevation window)



Image 4: Example of internal water ingress showing defective plaster and dry rot to skirtings

Locality

As previously mentioned, the building sits in a predominantly residential area of North London and faces onto Haverstock Hill.

Belsize Park underground station is situated approximately 400m away from the site, where the focus of local shops and businesses are located. Hampstead Heath is situated approximately 500m to the north of the site.

Buildings

The buildings in the surrounding area of the site display a diverse spectrum of styles and ages, namely from the 19th and 20th century.



Image 5: Birds Eye View (Bing Maps)

Usage

The proposal does not entail any changes to use classes.

Appearance

Externally the only changes will be: The flat roofs are to have the existing felt replaced with a new liquid applied system; The water tank housing rebuilt in zinc; The existing glazed roof light access hatch is to be replaced with a new conservation roof light access hatch; and the introduction of new lead flashings to the copings and ledges of the building.

The introduction of new insulation to the roof construction will be designed in a way which does not change the existing roof line or height.

The external decorations to the elevations and timber windows, doors and conservatory will match the existing colour.

Sustainability

A Sustainability Statement has not been provided as part of this application; however, aspects of the design, materials and waste, energy and water usage among other items have been considered. The new insulation introduced to the roof constructions will provide improved thermal properties and efficiency.

The proposals for this property are intended to sustain the envelope and internal environment for many years to come.

Entrance and Circulation

No internal alterations are proposed.

Inclusivity

Inclusivity of access will remain unchanged.

Maintenance and Refuse

Access for purposes of maintenance, emergency services, refuse etc. will remain unchanged.

Transport

The application site is in a busy area of North London with access to bus stops, tube stations and cycle facilities all within a short walking distance. The majority of services can be reached without the need for transportation in any case.

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