

18-22 Haverstock Hill
London, NW3 2BL

Section 73 Description of Proposed Amendments

Overview

Vabel purchased 18-22 Haverstock Hill in January 2019 and have subsequently undertaken a detailed review of the consented application and developed proposals to enhance the design and internal residential layouts through a series of considered alterations which seek to build on the success of the original application.

Vabel is a multidisciplinary company employing, designers, project managers and contractors and by utilising our in-house expertise we aim to deliver an aspirational development which will enhance the local area and provide high quality housing and retail space.

Since taking ownership of the site Vabel have begun to form a professional consultant team to develop and deliver the scheme and the application includes proposals following detailed discussions and assessments with the wider team. The application includes the use of air source heat pumps as a more efficient heating source and the structural engineer, Engineeria have been consulted throughout the design process to ensure the structural strategy and relationship with underground civil structures remains unchanged. (See statement from Engineer).

Engagement with Local Stakeholders

Vabel are based locally in North London and are committed to engaging with the local residents, businesses, Schools and higher education providers. The original planning consent incorporated feedback from public and Council consultations and Vabel will seek to maintain an open dialogue with the local stakeholders. Vabel will offer to engage with the adjoining local secondary school (Haverstock School) to provide opportunities for students to visit site and discuss the development and construction process with our in-house professionals and hopefully inspire some students into careers in the construction industry.

Proposed Alterations

In line with the objective of providing high quality housing and retail space the proposed plans propose the following revisions.

- The lower ground and ground floor duplex layouts have been optimised to consolidate living and sleeping spaces onto separate floors, improving access and circulation to the habitable rooms and usability for the end users. The units have been designed to meet and exceed part M4(2) criteria.
- Minor alterations have been made to the internal layouts of the apartments on the upper floors to maximise their usability, providing improved daylighting, zoning and connectivity to principal rooms.
- Minor amendments to the number of openings on the South East and North West elevations are proposed to reflect layout amendments whilst maintaining privacy between units and adequate daylighting.
- It is proposed to re-locate the M4(3) units to 1 bed 2person units on 1st, 2nd and 3rd floors so that they are situated on a single-story, removing reliance on stair lifts or future adaptations for through-floor lifts whilst providing greater security, privacy and ease of use to these residents.
- The residential entrance lobby has been made wider and more generous, creating a lobby with a sense of arrival, as desired previously by the DRP. To facilitate the above, it has been relocated to sit more centrally in plan to provide improved, more direct access to the residential units. This also results in a division of the commercial space into two units to accommodate businesses of differing size and needs and respond to the current requirements of the local area. (See supporting letters from local agents.)
- Proposed use of Air source heat pumps to be located on Lower ground, fourth and fifth floors, replacing the communal boiler system.

The supporting report presented by Integration demonstrates this would be more carbon efficient for a scheme of this size and more sustainable in the long term with reduced maintenance and plant replacement costs for residents with the added benefit of removing reliance on the fossil fuels in the future as wider government policy progresses to reduce and omit the use of gas fuelled appliances in the future.

The following key aspects are retained from the approved consent.

- Although individual unit areas have adjusted marginally in some cases to reflect the revised layouts the overall Total Building NIA and GIA areas remain unchanged or slightly reduced for both residential and retail uses.
- Commercial NIA and GIA remains unchanged.
- The unit-mix, type and number of units remain unchanged.
- The extent and active retail frontage on the ground floor is retained,
- The contextual and considered design concept, use of high-quality materials and form of the building are retained.

Conclusion

We believe that the proposed enhancements to the existing permission will build on the success of the original application whilst further resolving areas of the scheme to enable this high-quality development to be brought to a reality without compromise.