

Planning Department
Camden Council
5 Pancras Square,
Kings Cross, London,
NIC 4AG

Project: 70 Haverstock Hill, London, NW3 2BE

RE: Design and Access Statement

SENT: Via Planning Portal

Date: November 2019

1. This current application is regarding:

Request for approval of planning application, regarding the rear extension of a ground floor flat. The extension will not be visible from any road or public street. The proposal also does not alter the quantity of daylight received by the owner or any surrounding properties.

2. Site:

The site is on 70 Haverstock Hill in Belsize Park, North of the River Thames. The site falls under the Parkhill and Upper Park Conservation Area

3. Accessibility

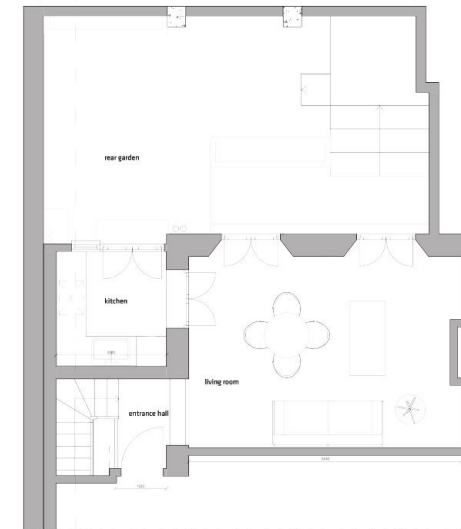
The access to the property is through the Ground floor on the same level of the street. The entrance and the new proposal will not change the current set out.

I have included the following drawings for your consideration to explain the proposal in greater detail:

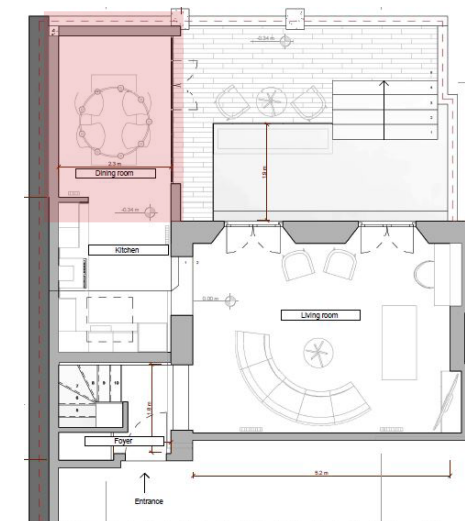
A0.01	Location Plan	1:1250
A0.20	Existing Ground floor Plan	1:50
A0.03	Existing Roof Plan	1:50
A0.30	Existing Section A	1:50
A0.31	Existing Section B	1:50
A0.32	Existing Section C	1:50
P_A101	Proposed Ground floor Plan	1:50
P_A102	Proposed Roof Plan	1:50
P_A300	Proposed Section A	1:50
P_A301	Proposed Section B	1:50
P_A302	Proposed Section C	1:50



1) Location Plan



2) Existing Ground Floor plan



3) Proposed Ground Floor plan with new extension

4. Material

Walls

The existing walls are in bricks. The new proposed works will use reclaimed bricks to match existing.

Roof

The proposed roof will be pitched with natural slates to retain the character of the area.

Windows

The new extension windows are to be double hinged doors with glazed metal window frame.

5. Previously Approved Planning Application

The precedences considered in the proposing application are the following:

- 72 Haverstock Hill, planning reference number 2015/0507/P. This adjacent property has been extended towards the garden to enlarge the ground floor of the apartment, corresponding to the new extension we are proposing. (Refer to figure 4)

-63-65 Haverstock Hill, application 2013/6382/P, The works entails a rear ground floor flat extension towards the garden. (Refer to figure 5)

6. Sunlight and daylight

A daylight assessment has not been included in this submission as the proposal does not alter the quantity of daylight received by the owner or any surrounding properties.

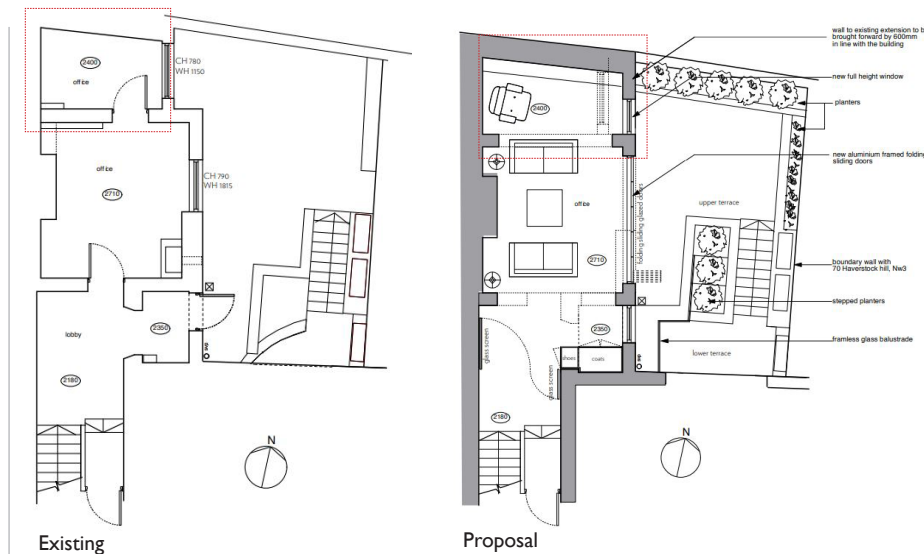
7. Relevant Planning Policies

Parkhill and Upper Park Conservation Area Appraisal and Management Strategy:

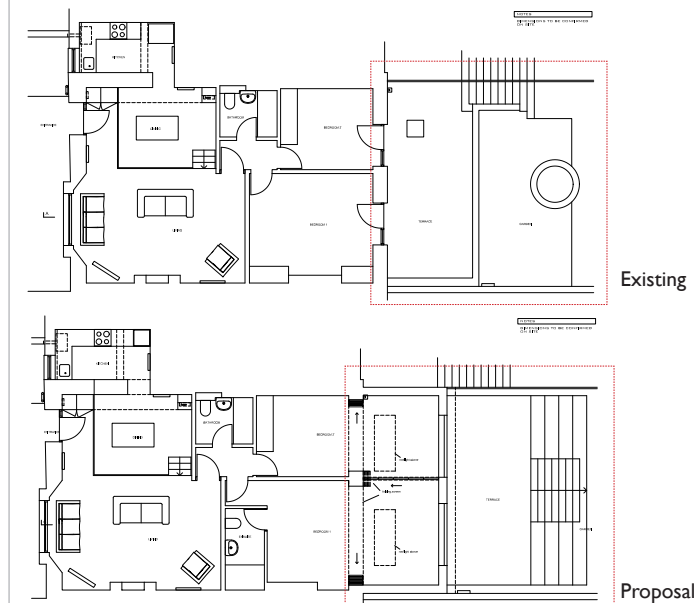
Section 5.6:

Regarding the new rear extension, the proposed pitched roof will be tiled with natural slates to match the Victorian roofscape of the area.

- *Roofs are predominantly in natural Welsh slate. These roofs were made possible in the nineteenth century*



4) Precedent 1 - 72 Haverstock Hill



5) Precedent 2 - 63-65 Haverstock Hill

due to better transport provided by the railways and greater production; they are hard wearing and long lasting. London's Victorian roofscape generally changed from traditional local clay tiles to natural slate.

The walls of the new extension will be reclaimed bricks, following the existing character of the property.

-Walls are predominantly in yellow stock bricks with stucco details. Also, some pale yellow gault bricks (from Cambridgeshire) are used to enhance the front elevations of the 1860s development, red bricks in Downside Crescent and softer deep reds in the west side of Lawn Road.

The raised party wall will not change the general appearance of the building as it would be integrated with the new extension.

Garden boundaries are originally typically low walls and railings (although most railings are missing), and hedges.

Towards the garden, the new windows will keep the sense of openness through the wide glazed area overlooking the property garden only and not the neighbours.

- 7.2, Rear garden spaces.

Any development of rear garden spaces should not detract from the general feeling of openness, and should ensure that most of the existing garden space is retained.

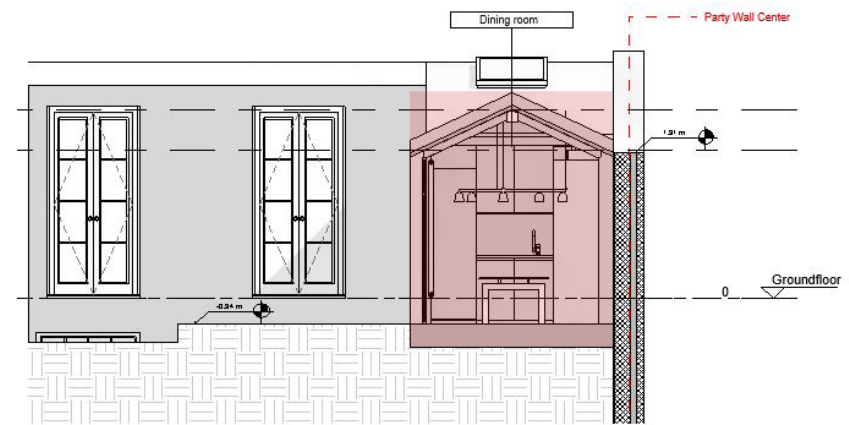
Although it will not be visible from any road or public street, the new extension proposed will retain the character of the area by the choice of materials that correspond to the existing context.

This new extension will not only enhance the appearance of this private property but also increase the quality of life and value of the property itself.

8. Conclusion

As an overall summary, the benefits of the amended proposal can be summarized as follows:

- No adverse harm to the amenities of the area
- No impact on the local residential or businesses
- Respect of the architectonic features and character of the area
- Increase the privacy of the proposed residential flats
- Increase of the quality of life and value of the property with the new extension



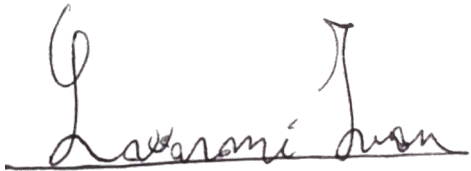
6) Section: Proposed Section



7) Existing Kitchen entrance and Garden

Taking in consideration the proposed design, the above analysis and precedents, we therefore request our proposal to be granted this planning application.

Kind regards,



Ivan Lazzaroni

Director Omnide
Architect ARB, OAPB

Prepared by



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